



Statutory Planning Committee

Notice is hereby given that a meeting of the Statutory Planning Committee will be held on:

**Tuesday 25 September 2012
10.00 am**

**Level 2, Room 2.40
One40 William Street
Perth**



Noelene Jennings
Executive Director, Governance and People Services

Please convey apologies to Christina Sanders on 6551-9053 or email
christina.sanders@planning.wa.gov.au

Statutory Planning Committee

Membership:

Member	Representation in accordance with <i>Planning and Development Act 2005</i>	Term of office ends
Mr Gary PRATTLEY	Chairperson, WAPC Schedule 2 clause 4(2)(a)	20/4/2013
Ms Sue BURROWS	Nominee of the Director General, Department of Planning Schedule 2 clause 4(2)(b)	16/4/2013
Mr Henty FARRAR	Regional Minister nominee Schedule 2 clause 4(2)(c)	26/9/2013
Ms Elizabeth TAYLOR	Community representative Schedule 2 clause 4(2)(d)	1/2/2012
Mr Ian HOLLOWAY	Professions representative Schedule 2 clause 4(2)(e)	1/2/2012
Mayor Carol ADAMS	Local Government representative Schedule 2 clause 4(2)(f)	1/2/2012
Vacant	WAPC Nominee Schedule 2 clause 4(2)(g)	N/A

Quorum: 4

In accordance with the Western Australian Planning Commission (WAPC) Standing Orders 2009, 3.7 - Quorum for meetings:

(2) A quorum for a meeting of a committee is at least 50% of the number of offices (whether vacant or not) of members of the committee.

Role:

Schedule 2(4)(4) of the *Planning and Development Act 2005*

The Statutory Planning Committee is the WAPC's regulatory decision-making body and performs such of the statutory planning functions of the WAPC under the *Planning and Development Act 2005* and Part II of the *Strata Titles Act 1985* as are delegated to the Statutory Planning Committee under section 16 and such other functions as are delegated to it under that section. These functions include approval of the subdivision of land, approval of leases and licenses, approval of strata schemes, advice to the Minister for Planning on local planning schemes and scheme amendments, and the determination of certain development applications under the Metropolitan Region Scheme.

Delegated Authority

- 2.1 Power to determine applications for approval to commence and carry out development lodged with or referred to the WAPC pursuant to the provisions of a region scheme.
- 2.2 Power to approve detailed plans requiring the subsequent approval of the WAPC as a condition of development approval pursuant to the provisions of a region scheme and

power to confirm that conditions imposed by the WAPC on a development approval pursuant to the provisions of a region scheme have been complied with.

- 2.3 Power to determine whether or not proposals and the ongoing implementation of a region scheme comply with conditions (if any) applied pursuant to sections 48F and 48J of the *Environmental Protection Act 1986*.
- 2.4 Power to determine whether or not applications to commence and carry out development are of State or regional importance, or in the public interest, pursuant to any resolution of the WAPC made under a region scheme requiring such determination.
- 2.5 Power to request the Minister for Planning to approve the WAPC disregarding the advice of the Swan River Trust in whole or in part in relation to the approval of development of land within the Riverbank or Development Control Area as defined under the *Swan and Canning Rivers Management Act 2006* where the determining authority is the WAPC.
- 2.6 All functions of the WAPC as set out in -
 - (i) Sections 14(a), 14(c), 34, 97, 98, 100, 104, 105, 106, 107, 109, 110, 111, 134, 135, 136, 138, 139, 140, 142, 143, 144, 145, 147, 151, 153, 154, 157, 169, 185, 214, 215, 216 of the Act;
 - (ii) Town Planning Regulations 1967;
 - (iii) Regulations 21, 22, 24 and 27 of the Planning and Development Regulations 2009;
 - (iv) *Strata Titles Act 1985* or the provisions of a strata or survey-strata scheme;
 - (v) Strata Titles General Regulations 1996;
 - (vi) Section 52 and section 85 of the *Land Administration Act 1997*;
 - (vii) Section 40 of the *Liquor Control Act 1988*;
 - (viii) *Perry Lakes Redevelopment Act 2005*.
- 2.7 Power to determine requests for variations to plans of subdivision where WAPC approval is required pursuant to the provisions of an approved local planning scheme.
- 2.8 Power to provide comment on and grant approval to plans known generally as outline development plans, structure plans and similar plans, and to planning policies and similar documents or amendments thereto, requiring the approval or endorsement of the WAPC pursuant to the provisions of a local planning scheme.
- 2.9 Power to provide comments or advice on behalf of the WAPC to a local government or a redevelopment authority where a provision of a local planning scheme or a redevelopment scheme requires comments from the WAPC.
- 2.10 Power to execute and accept the benefit of easements in gross, covenants in gross, records on title and other instruments for dealings in land for subdivisions, strata subdivisions and developments in accordance with any applicable policy and legislation.
- 2.11 Power to make recommendations to the Minister for Planning in relation to requests from local governments to expend monies paid by subdividing land owners in lieu of setting aside free of cost to the Crown, areas of land for public open space, where such recommendations are in accordance with WAPC policy.

- 2.12 Power to determine whether or not a proposal is likely to have a significant effect on the environment pursuant to section 38(1) of the *Environmental Protection Act 1986* and to refer such proposal to the Environmental Protection Authority.
- 2.13 Power to waive or clear conditions affixed as conditions of approval.
- 2.14 Power to endorse diagrams and plans of survey and deposited plans involving the acquisition and resumption of land created pursuant to Part 11 of the Act and the *Land Administration Act 1997*.
- 2.15 Power to advise the Minister for Planning on any appeal or matter arising therefrom pursuant to Part 14 of the Act.
- 2.16 Power to defend and otherwise deal with applications for review lodged with the State Administrative Tribunal and to appeal, defend, respond and otherwise deal with any matter that may be appealed to the Supreme Court on a question of law.
- 2.17 Power to defend, respond, appeal and otherwise deal with legal proceedings.
- 2.18 Power to prepare and approve, subject to the prior approval of the Minister for Planning, policies relating to planning matters and/or the functions of the WAPC, save and except for State Planning Policies under Part 3 of the Act.
- 2.19 Power to determine matters under Regional Interim Development Orders.
- 2.20 Such powers and functions of the WAPC as set out in-
 - (i) Part 5 of the Act;
 - (ii) *Town Planning Regulations 1967*

as are necessary for the preparation, promulgation and the making of recommendations in relation to the Improvement Scheme authorised by Improvement Plan No. 37 for the Browse Liquefied Natural Gas Precinct.

This meeting is not open to members of the public.

RELEVANT INFORMATION FOR MEMBERS

Disclosure of interests

In accordance with the *Planning and Development Act 2005* and Part 6 of the Standing Orders 2009, members of Committees (and certain employees) are required to disclose the following types of interests that they have or persons closely associated to them, have:

- direct and indirect pecuniary interests (financial);
- proximity interests (location); and
- impartiality interests (relationship).

A “**direct pecuniary interest**” means a relevant person’s interest in a matter where it is reasonable to expect that the matter if dealt with by the board or a Committee, or an employee in a particular way, will result in a financial gain, loss, benefit or detriment for the person.

An “**indirect pecuniary interest**” means a relevant person’s interest in a matter where a financial relationship exists between that person and another person who requires a board or Committee decision in relation to the matter.

A “**proximity interest**” means a relevant person’s interest in a matter if the matter concerns -

- (i) a proposed change to a planning scheme affecting land that adjoins the person’s land;
- (ii) a proposed change to the zoning or use of land that adjoins the person’s land; or
- (iii) a proposed development, maintenance or management of the land or of services or facilities on the land that adjoins the person’s land.

An “**Impartiality interest**” means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the member having the interest and includes an interest arising from kinship, friendship, partnership or membership of an association or an association with any decision making process relating to a matter for discussion before the board or a Committee.

Members disclosing any pecuniary or proximity interests for an item can not participate in discussion or the decision making procedure relating to the item and must leave the meeting room during the discussion of the item. Members disclosing an impartiality interest in an item must also leave the room during the discussion or the decision making procedure relating to the item unless the Committee, by formal resolution, allows the member to remain. The reason to allow a member to remain must be stated in the formal resolution and will be minuted.

Disclosure of representations

Where a member has had verbal communication with or on behalf of a person with an interest in a matter which is before a meeting, the member is to disclose the interest.

Where a member is in receipt of relevant written material (including email) from or on behalf of a person with an interest in a matter which is before a meeting, the member is to table the material at the meeting for the information of members and relevant employees.

ORDER OF BUSINESS

- 1. Declaration of opening**
- 2. Apologies**
- 3. Members on leave of absence and applications for leave of absence**
– Ms Sue Burrows
- 4. Disclosure of interests**
- 5. Declaration of due consideration**
- 6. Deputations and presentations**
 - 6.1 City of Gosnells Town Planning Scheme No. 6 Amendment No. 116 - Mr Neil Teo – Dynamic Planning and Development)** (refers Item 10.1)
 - 6.2 Shire of Kalamunda Local Planning Strategy – Messrs Ross Leighton and Nik Hidding** (refers item 9.4)
- 7. Announcements by the Chairperson of the board and communication from the WAPC**
- 8. Confirmation of minutes of the meeting of 11 September 2012**
- 9. Reports (see attached index of reports)**
- 10. Confidential items (see attached index of reports)**
- 11. General business**
- 12. Items for consideration at a future meeting**
Nil
- 13. Closure - next meeting to be held on 9 October 2012**

Statutory Planning Committee

Minutes
of ordinary meeting 7467
held on Tuesday 11 September 2012

Attendance

Members

Mayor Carol Adams
Mr Henty Farrar
Mr Ian Holloway
Ms Elizabeth Taylor

Local Government representative
Regional Minister's nominee
Professional representative
Community representative (Presiding Member)

Officers

Mr Rob Cull

Ms Sally Grebe

Department of Planning

Senior Planning Officer, Perth and Peel Planning (Item 9.1)
Senior Planning Officer, Independent Planning Reviewer (Item 9.3)

Presenters

Mr Ray Jackson
Mr Brian McMurdo
Mr Paul McQueen
Mr Ed Turner

Goldrange Pty Ltd (Item 6.1)
Lavan Legal (Item 6.1)
Lavan Legal (Item 6.1)
Turner Master Planners (Item 6.1)

Committee Support

Ms Christina Sanders

Committee Support Officer - Department of Planning

7467.1 Declaration of Opening

Due to the absence of the Presiding Member and in accordance with clause 3.6 of the Standing Orders 2009, a member was chosen to preside over the meeting.

**Mr Holloway nominated Ms Taylor.
Ms Taylor accepted the nomination.**

Resolved

Moved by Mr Holloway, seconded by Mayor Adams

That Ms Elizabeth Taylor preside over the meeting of the Statutory Planning Committee in the absence of the Presiding Member.

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The motion was put and carried.

The Presiding Member declared the meeting open at 10.10 am, acknowledged the traditional owners and custodians of the land on which the meeting is taking place and welcomed Members.

7467.2 Apologies

Mr Gary Prattley WAPC Chairman

7467.3 Members on Leave of Absence and Applications for Leave of Absence

Ms Sue Burrows has submitted an application for leave of absence for the Statutory Planning Committee meetings scheduled for 11 September, 25 September and 9 October 2012.

7467.4 Disclosure of Interests

Member/Officer **Minute No.** **Page No.** **Nature of Interest**
Mr Holloway 9.3 6 Impartiality

Resolved

Moved by Ms Taylor, seconded by Mayor Adams

In accordance with clause 6.10(7) of the Standing Orders 2009, members of the Statutory Planning Committee agree that the member listed above, who has disclosed an impartiality interest, is permitted to participate in discussion but not vote on Item 9.3 Drovers Place Precinct Local Structure Plan No. 80 Amendment 1 due to Mr Holloway's son being State Manager of Coles Liquor.

The motion was put and carried.

7467.5 Declaration of Due Consideration

No declarations were made.

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7467.6 Deputations and Presentations

- 7467.6.1 **Drovers Place Precinct Local Structure Plan No. 80, Amendment 1**
Presenters Paul McQueen, Ed Turner

Messrs McQueen and Turner presented on the Drovers Place Precinct Local Structure Plan Amendment. Mr McQueen tabled a copy of a letter from Coles Liquor to Mr Ray Jackson regarding the proposed 1st Choice Large Format Liquor Store at 1387 Wanneroo Road, Wanneroo. A copy of the letter has been placed on file.

Mr McQueen requested that consideration of the item be deferred in order for him to seek the opportunity to meet with senior officers to provide additional information.

Moved to Item 9.3.

7467.7 Announcements by the Chairperson of the Board and communication from the WAPC

Nil.

7467.8 Confirmation of Minutes

- 7467.8.1 **Minutes of the Statutory Planning Committee meeting held on Tuesday 28 August 2012**

Resolved

Moved by Mayor Adams, seconded by Mr Farrar

That the minutes of the Statutory Planning Committee meeting held on Tuesday 28 August 2012, be confirmed as a true and correct record of the proceedings.

The motion was put and carried.

7467.9 Reports

- 7467.9.1 **Final Endorsement of Caversham Structure Plan**
File SPN/0202/2
Report Number SPC/247
Agenda Part C
Reporting Officer A/Planning Manager, Metropolitan Planning North East.

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Resolved

Moved by Mr Holloway, seconded by Ms Taylor

That the Western Australian Planning Commission resolves to:

1. *endorse the Caversham Structure Plan (Structure Plan 150), subject to the following modifications to address modification 1) points 1 and 5 of the original WAPC decision letter dated 1 November 2011:*
 - *The laneway lots directly abutting the 0.44ha public open space are to be redesigned to delete one laneway and introduce a public road to one side of the public open space in accordance with Element 3 of Liveable Neighbourhoods. The road reserve is to be of a sufficient width to accommodate visitor parking to the specifications of the City of Swan;*
 - *An additional annotation being included on the structure plan to require that in relation to the subdivision of residential lots directly abutting open space, at subdivision stage the applicant is to liaise with the City of Swan to ensure provision of adequate visitor parking on adjoining streets to the specifications of the City of Swan.*
 - *Section 4.4.5 and Figure 13 (Opportunities and Constraints plan) of the structure plan report refer to the previous 650 metre interim buffer. These references need to be modified to remove reference to 'interim' and identify the approved 500 metre buffer.*
 - *The mushroom farm buffer depicted on the Caversham SP refers to '500m*

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Interim Buffer to Mushroom farm'. The reference to 'interim' is to be removed.

- An additional annotation being included on the structure plan to note that the location of public open space in Cell 2 is subject to further consideration as part of a proposed modification to the Caversham Structure Plan to address issues relating to poor access, amenity and functionality of the POS adjacent to Reid Highway.
 - Deletion of the identification of public open space area 4-7 as public open space. This area functions as a pedestrian accessway. Consequential modifications to the Cell 4 public open space schedule in the Caversham SP document.
2. advise the City of Swan of its decision accordingly.

The motion was put and carried.

7467.9.2

State Planning Policy 3.2 Aboriginal Settlements Layout Plan Amendments

File	DP/11/00058/1
Report Number	SPC/248
Agenda Part	D
Reporting Officer	Planning Manager – Aboriginal Communities

Resolved

Moved by Mr Farrar, seconded by Mayor Adams

That the Western Australian Planning Commission resolves to endorse the Amendments to Layout Plans listed in Attachment A, in accordance with State Planning Policy 3.2.

The motion was put and carried.

Moved to Item 10.1.

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7467.9.3

Drovers Place Precinct Local Structure Plan No.80 - Amendment 1

File	SPN/0125
Report Number	SPC/249
Agenda Part	D
Reporting Officer	Acting Planning Manager: Planning Appeals

Mr Holloway disclosed an interest and did not vote on the item.

Member	Nature of Interest
Mr Holloway	Impartiality

Mr Paul Miles had provided a letter in support of the Amendment as he was unable to make a deputation. A copy of his letter has been placed on file.

Members noted that Mr Holloway was unable to vote on this item and there would therefore be no quorum. Members agreed to defer the item to a future meeting of the Statutory Planning Committee to enable consideration of the tabled material.

Officer's Recommendation

That the Western Australian Planning Commission resolves:

1. pursuant to Part 9 of the City of Wanneroo's District Planning Scheme No. 2, to refuse to adopt Amendment 1 to the Drovers Place Precinct Local Structure Plan No. 80 on the basis that the proposed amendments were incorporated into the structure plan under the Commission's resolution of 10 July 2012;
2. to not support the applicant's proposal for inclusion of Hairdresser and Liquor Store land uses and modification of definitions for Growers Mart and Showroom within the structure plan;
3. to advise the City of Wanneroo accordingly.

Resolved

Moved by Mayor Adams, seconded by Mr Farrar

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That Drovers Place Precinct Local Structure Plan No.80 - Amendment 1 be deferred to a future meeting of the Statutory Planning Committee to allow consideration of additional information provided by the applicant at the meeting.

The motion was put and carried.

Moved to Item 7.0.

7467.10 Confidential Items

7467.10.1	City of Gosnells - Town Planning Scheme No.6 Amendment No.116 - For Final Approval
File	TPS/0713
Report Number	n/a
Agenda Part	B
Reporting Officer	A/Planning Manager - Schemes, Strategies and Amendments

This item was withdrawn prior to the meeting and will be presented to the meeting of 25 September 2012.

7467.10.2	Leeman and Green Head Townsite Expansion Strategy For Final Endorsement
File	DP/10/02150/1
Report Number	SPC/250
Agenda Part	E
Reporting Officer	A/Planning Manager

THIS ITEM IS CONFIDENTIAL

Moved by Mr Farrar, seconded by Mr Holloway

7467.10.3	Amendment 10 to the Shire of Northampton Local Planning Scheme No. 9 For Final Approval
File	TPS/0756
Report Number	SPC/251
Agenda Part	E
Reporting Officer	A/Manager Planning Central Regions

THIS ITEM IS CONFIDENTIAL

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7467.11 General Business

Nil.

7467.12 Items for Consideration at a Future Meeting

Nil.

7467.13 Closure

The next ordinary meeting is scheduled for 10.00 am on 25 September 2012.

There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 11.10 am.

PRESIDING MEMBER _____

DATE _____

INDEX OF REPORTS

Item	Description
9 REPORTS	
A POLICIES	
9.1	SHIRE OF DANDARAGAN LOCAL PLANNING STRATEGY (RURAL LAND USE AND RURAL SETTLEMENT) FOR FINAL APPROVAL
9.2	WESTERN AUSTRALIAN PLANNING COMMISSION AND DUAL (LOCAL GOVERNMENT AND WAPC) DEVELOPMENT APPLICATIONS DETERMINED BY DEVELOPMENT ASSESSMENT PANELS 2011-2012
9.3	SHIRES OF BEVERLEY & BROOKTON LOCAL PLANNING STRATEGY – CONSENT TO ADVERTISE
D GENERAL ITEMS / OTHER MATTERS	
9.4	SHIRE OF KALAMUNDA LOCAL PLANNING STRATEGY - REQUEST FOR FINAL ENDORSEMENT
G DEVELOPMENTS / SUBDIVISIONAL / SURVEY STRATA	
9.5	SUBDIVISION TO CREATE 2 LOTS: LOT 420 ON DEPOSITED PLAN 50652, BODDINGTON
9.6	SUBDIVISION TO CREATE 117 LOTS FOR RESIDENTIAL PURPOSE AND 3 LOTS FOR PUBLIC OPEN SPACE: LOT 9099 MANDURAH ROAD, LAKELANDS

10 CONFIDENTIAL REPORTS

B LOCAL PLANNING SCHEMES / AMENDMENTS

- 10.1 CITY OF GOSNELLS - TOWN PLANNING SCHEME NO.6 AMENDMENT NO.116 - FOR FINAL APPROVAL
- 10.2 CITY OF FREMANTLE - LOCAL PLANNING SCHEME AMENDMENT NO.49 - FOR FINAL APPROVAL.

G DEVELOPMENTS / SUBDIVISIONAL / SURVEY STRATA

- 10.3 RECONSIDERATION OF CONDITION 2 TO SUBDIVISION APPROVAL ISSUED FOR LOT 502 GREAT NORTHERN HIGHWAY, PORT HEDLAND.



ITEM NO: 9.1

SHIRE OF DANDARAGAN LOCAL PLANNING STRATEGY (RURAL LAND USE AND RURAL SETTLEMENT) FOR FINAL APPROVAL

WAPC OR COMMITTEE: **Statutory Planning Committee**

REPORTING AGENCY: Department of Planning
REPORTING OFFICER: Senior Planning Officer, Wheatbelt Region
AGENDA PART A
AUTHORISING OFFICER: Executive Director, Regional Planning & Strategy
FILE NO: DP/09/00623/1
DATE: 12 September 2012
ATTACHMENT(S):
1. Locality Plan
2. Planning Units
3. Study Area
4. Schedule of Submissions
5. Advertised Rural Living sites
6. Additional sites
7. Rose Valley Subdivision area
8. Schedule of Modifications
ADVERTISING: 30 April to 30 June 2011
SUBMISSIONS: 21 submissions
COUNCIL'S RESOLUTION Adopt for final approval, subject to modifications

RECOMMENDATION:

That the Western Australian Planning Commission resolves to

1. *endorse the Shire of Dandaragan Local Planning Strategy (Rural Land Use and Rural Settlement) in accordance with the Town Planning Regulations 1967 (as amended), subject to the modifications outlined in the attached schedule being carried out;*
2. *request the Shire of Dandaragan to include a review of the additional potential rural living sites in an expanded study area for the Coastal Strategy, which the Shire is currently undertaking.*

SUMMARY:

The Shire of Dandaragan is seeking final approval for a local planning strategy for the rural portion of the shire entitled the Rural Land Use and Rural Settlement Local Planning Strategy ('the Strategy'). The study area for the Strategy is the rural

hinterland of the Shire and excludes the coastal precinct from North Head to Cervantes as well as the Jurien Bay townsite. The Strategy has sought to apply State policy; establish direction for the location of future rural living areas; and provide the rationale for a number of matters relating to land use within the rural zone.

It is recommended that the Strategy be given final approval, subject to the modifications set out in the attached schedule.

BACKGROUND:

In September 2010, the WAPC certified the Shire of Dandaragan's draft Strategy for advertising subject to modifications. Advertising of the Strategy was undertaken from 30 April to 30 June 2011. The Strategy was submitted to the WAPC for final approval in June 2012.

Council is currently preparing a local planning strategy for the coastal areas of the Shire ('the Coastal Strategy'). The WAPC has previously advised the Shire that the rural and coastal strategies should be consolidated into a single local planning strategy and Council has indicated their intention to do so.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *Town Planning Regulations 1967*
Section: Regulation 12B(3)

Strategic Plan

Strategic Goal: Planning
Outcomes: Planned Local communities developing a sense of place
Strategies: Improve local planning service capacity

Policy

Number and / or Name: SPP 2.4 - Basic Raw Materials
SPP 2.5 - Agricultural and Rural Land Use Planning
DC 3.4 - Subdivision of Rural Land
SPP No. 2.7 - Public Drinking Water Source Policy
SPP No 2.9 - Water Resources
SPP No. 3 - Urban Growth and Settlement

DETAILS:

The Shire of Dandaragan is located in the Wheatbelt region with the southern boundary of the Shire located approximately 120 kilometres north of the Perth central business district (**Attachment 1 - Locality Plan**). The Shire is adjacent to the Shires of Gingin and Coorow, covering an area of approximately 6934sqkm. The urban settlement pattern within the Shire is characterised by two coastal townships, Jurien Bay and Cervantes, and the inland towns of Dandaragan and Badgingarra.

Estimated Resident Population (ERP) figures issued by the Australian Bureau of Statistics in March 2011 indicate a Shire population of 2,889 people. The Shire is

projected to have a population between 4,500 and 4,900 by 2026 (WA Tomorrow, 2012).

The local economy is based principally on primary industries, such as agriculture, mining, commercial fishing and tourism. Tourism has experienced growth particularly since September 2010 when Indian Ocean Drive was opened.

The Strategy seeks to consolidate services, facilities and employment particularly within the Jurien Bay townsite as a regional centre and Cervantes as a local centre whilst maintaining a local community centre atmosphere in the existing settlements of Dandaragan and Badgingarra. The Strategy recognises the remainder of the Shire, including the Cataby and Regans Ford roadhouse sites as part of the rural hinterland.

The Strategy designates three planning units (**Attachment 2 - Planning Units**) across the Shire:

- Planning Unit 1 (urban area) (PU1) - this unit comprises the coastal strip west of Indian Ocean Drive from the northern boundary of the Shire of Dandaragan to the southern boundary of the Cervantes town site, comprising the townsites of Jurien Bay and Cervantes and the development areas of Ardross Estates (including Marine Fields which is an existing rural residential zone) and North Head (existing special development zone).
- Planning Unit 2 (coastal hinterland) (PU2) - this unit comprises the land east of Indian Ocean Drive to Cockleshell Gully and Munbinea Roads. It includes the Public Drinking Water Source Areas (PDWSA's) for Jurien and Cervantes.
- Planning Unit 3 (rural and rural towns) (PU3) - this unit comprises the balance of the Shire taking in the broadscale farming areas and the rural towns of Dandaragan, Badgingarra and Regans Ford.

The Strategy applies to the PU2 and PU3 units (**Attachment 3 - Study Area**). PU1 falls within the study area for the Coastal Strategy (currently in preparation).

GOVERNMENT AND CORPORATE IMPLICATIONS:

The Strategy provides the opportunity for application of State and regional policy across the study area.

CONSULTATION:

Public Consultation

The strategy was advertised from 30 April to 30 June 2011. The advertising period was extended until 12 August 2011 to allow for public information sessions to be held in Jurien Bay, Dandaragan and Badgingarra. Twenty-one submissions were received (**Attachment 4 - Schedule of submissions**).

Government Agencies

The submissions from the Fire & Emergency Service Authority (FESA) and LandCorp raised no issues. The submissions from Department of Environment (DEC), Water Corporation (WC), Main Roads WA, Department of Mines and Petroleum (DMP) and Department of Water (DoW) requested modifications to the Strategy, which were supported by the Shire.

Landowners

Eleven of the twenty one submissions on the Strategy were from landowners seeking rezoning of their land. Five submissions were from landowners within the Rose Valley area of Dandaragan who requested inclusion of their properties within the proposed Dandaragan precinct to allow for future subdivision for rural living purposes. Two submissions were from local residents in Badgingarra who support the overall recommendations for this area. Five submissions were from landowners in the Jurien Bay hinterland requesting inclusion of their properties for rural living purposes and one submission requesting rezoning for a private airport and flight school.

Council's Decision

The submissions to the draft Strategy were considered by Council on 27 October 2011. The Strategy was adopted for final approval subject to a number of significant modifications. The major modifications were to:

- increase the area with potential for further subdivision in the vicinity of the Dandaragan townsite;
- include additional precincts (Ardross North precinct & Lot 501 Jurien East Road) for rural living purposes within proximity of Jurien Bay;
- identify Lot 24 Springhill Road, Hill River for a private airport and flight school including rural residential development of 88 lots;
- modify the maps to show revised priority classifications within the Jurien Water Source Protection Area (as advised by the Department of Water); and
- require additional consultation with the Department of Planning (DoP) in relation to required modifications and the Department of Water (DoW) in relation to water management and removal of the Bassendean Sands Special Control Area near Jurien Bay.

Department of Planning Consultation

Discussions with Shire officers and elected members

During the assessment of the Strategy, officer level consultation has occurred with the Shire of Dandaragan. The key issues for discussion were the availability and provision of water for rural living proposals, the amount of rural living proposed within PU1 and PU2 and the inclusion of additional sites for rural living in PU2. The DoP considered that as the inclusion of additional rural living sites had not been subject to advertising, and as being a considerable departure from the advertised version, re-advertising for a minimum of 21 days would be recommended for those portions of the Strategy only.

Council officers and elected members indicated that re-advertising would represent an unacceptable delay to the Shire, so DoP suggested that the Strategy be

progressed minus the additional rural living sites. Given their location, close to Jurien Bay and Cervantes, those sites could be considered and advertised as part of the Coastal Strategy. Council did not support this approach and at its 24 May 2012 meeting reaffirmed its decision of 27 October 2011 and adopted the modified strategy for final approval.

Meeting with landowners of the Rose Valley subdivision area

Several landowners within the Rose Valley subdivision area, Dandaragan, made detailed submissions regarding the impacts of the previous subdivision in this area, road access and safety. A meeting between the landowners, the Shire and DoP elicited a better understanding of what had occurred in this area and the issues raised in the submissions, and occurred in June 2012.

In general, the proposed modifications to the document have been agreed at officer level. The next section focuses on areas where consensus was not reached.

OFFICER'S COMMENTS:

The proposed modifications to the Strategy are in response to public submissions - a requirement of the *Planning and Development Act 2005* and the *Town Planning Regulations 1967*.

In assessing the submissions consideration has been given to Section 12A (3) of the *Town Planning Regulations 1967*, that a local planning strategy:

- a) set out the long term planning directions for local government;
- b) apply State and regional planning policies; and
- c) provide the rationale for the zones and other provisions of the Scheme.

Rural living proposals in PU1 and PU2

PU1 falls outside the study area of the Strategy and is the subject of the Coastal Strategy, currently being prepared by the Shire. There was no consideration of the relationship between rural living proposals within PU1 and the precincts in PU2 and PU3.

The advertised Strategy included four rural living precincts in PU2 (**Attachment 5 - Advertised Rural Living Sites**). Cockleshell Precinct and the East Cervantes Precinct were identified for the next stage of zoning for rural living. The Strategy stated that these precincts would be progressed once the applicant can satisfy the decision authorities that the land use can occur and be managed to protect the quality of water and other environmental attributes of the area. In addition, the applicant will need to provide justification to the timing of rezoning, subdivision and land release. Ardross North and Ardross East precincts were identified as being subject to forward planning in association with the expansion of the Jurien Bay townsite.

The Cockleshell precinct is subject to Amendment 11 which was submitted to the WAPC for final approval in July 2012 and is expected to be considered by WAPC in late 2012. The amendment seeks to rezone Lot 1 from 'Rural' to 'Rural Residential' and 'Parks and Recreation' and to provide subdivision for 277 rural residential lots. It is recommended that the Planning Precincts map (Figure 8) be amended to clearly

illustrate that Lot 1 is ‘Subject to Amendment 11’ and its suitability for rural residential would be determined through this process.

A submission relating to the Ardross North precinct requested that the designation of this site be changed so that timing for its rezoning would be equivalent to that of the Cockleshell and East Cervantes precincts. An additional two rural living sites in PU2 were identified through the submissions, Lot 501 (to be incorporated into the Cockleshell Precinct) and a portion of Lot 10601 (which would comprise an extension of the existing rural residential estates) (**Attachment 6 - Additional Sites**). Council has requested that the Strategy be modified to include one of these sites (Lot 501) and the Ardross North precinct as the precincts for the next stage of zoning for rural living purposes. Council has not undertaken an assessment of these sites and they appear to have been selected based only on landowner submissions.

As part of the SuperTowns initiative, in March 2012 the Shire endorsed a Jurien Bay Growth Plan (draft) which identifies the need for a regional airport. The Shire has submitted a Regional Airports Development Scheme (RADS) application to fund a study to progress consideration of a future airport, including potential locations and issues relating to sensitive land use. This study would only be completed in 2013. The proposal for a new regional airport close to Jurien Bay could impact upon proposed rural living precincts.

It is recommended that the Strategy not be modified to include Lot 501 and Lot 10601 and a changed designation for the Ardross North precinct that would accelerate the rezoning timeframes. There has been no assessment of the sites, particularly as they relate to areas already zoned and subject to structure planning west of Indian Ocean Drive and within PU1, and no opportunity for public comment. It is preferable for these sites to be given further consideration during the preparation of the Coastal Strategy that will consider current and future rural living opportunities in the wider Jurien Bay/Cervantes area.

To assist in the future amalgamation of the Strategy and the Coastal Strategy into one document there is a need for an assessment of existing land supply and take-up and population projections to guide the extent of proposed rural living settlement within PU1 and PU2 in accordance with SPP 2.5 and SPP 3. The amalgamation process will also provide an opportunity to consider the impact of a potential regional airport.

Development opportunities in PU3

The Strategy proposes development precincts in the vicinity of the Dandaragan and Badgingarra townsites based on main transport routes and proximity to the existing towns to support the efficient use of existing infrastructure, services and facilities.

The Badgingarra precinct includes land within the P3 Badgingarra Water Reserve. The Department of Water (DoW) has recommended this area be removed from the precinct and proposals be guided by the Land Use Compatibility table (LUCT) and the Badgingarra Water Reserve Water Source Protection Plan. This is supported and it is recommended that the precinct area be modified to remove the water reserve area.

Rose Valley Subdivision area, Dandaragan Road

The advertised Strategy did not include lots 8, 9 and 10 Dandaragan Road within the area for future subdivision on Figure 10. In their submissions, landowners suggested that Lots 8, 9, 10 and 532 be included in the area designated for future subdivision (**Attachment 7 - Rose Valley subdivision area**).

The original vision for this area was to rationalise existing titles (many landlocked) to create 15 lots with public road frontage (WAPC ref.104066, 1999). Subsequent approvals resulted in amalgamation of the 7 southern-most lots to enable the first stage of subdivision to occur. This resulted in the development of a battle-axe leg with a 20m frontage onto Dandaragan Road for the remaining 6 northern lots. The battle-axe is currently maintained by the owners of Lot 9. Current landowners have indicated they are willing to create a road reserve (to Shire specifications) for the 6 northern lots at their own expense. Council support this proposal since it will result in constructed public road frontage to the lots. Council determined not to include Lot 532 within the area of subdivision as it will be able to gain access to Dandaragan Road through a future subdivision proposal.

The inclusion of lots 8, 9 and 10 within the area identified for future subdivision within the Strategy is supported. However, it is recommended that the Dandaragan strategy map be modified to show a minimum average lot size of 10ha will apply within this area. This will aid in maintaining the existing surrounding amenity and existing pattern of development already established. It will also assist with the transition of land uses from the townsite to the rural area. It is recommended that the following text be inserted on the Dandaragan Strategy map (Figure 10) 'Subject to a minimum average lot size of 10ha'.

Springhill Private Airport and Flight School

During advertising, the landowner of Lot 24 Springhill Road Jurien Bay requested rezoning of this site from 'Rural' to a 'Special Use' zone to allow a specialist airpark to incorporate a private aerodrome, hangars, flight school and associated residential living areas providing 88 lots (see Attachment 6 for site location).

A development application for a private airstrip and flight training school was granted approval in November 2010. This proposal was for a private airstrip with flight training school, eight hangars and onsite accommodation for twenty students and eight staff. No development has occurred to date. The landowner has indicated that this proposal represents stage one of a broader development with a second stage to incorporate an increase in the size of the airstrip and the flight school buildings and a residential subdivision consisting of residential dwellings associated with the flight school (up to 139 lots). The proposal was modified to increase the lot sizes and decrease the lot yield after Council indicated its support for 88 lots in the second stage.

Given the recent interest in small scale commercial aviation in or near Jurien Bay the potential exists for aviation to become a future economic driver for the region. Council has determined that a new regional airport will be required to cater for the future growth of the Shire and therefore the relocation of the existing Jurien Bay airstrip is being seriously entertained. The identification of possible locations will

assist the Shire in establishing the opportunities for general aviation within the Shire in the long term.

The consideration of this site as a private airport is of significance as private aviation at this location may impact upon the potential for a regional airport and also rural living and other opportunities in PU1 and PU2. Additionally, the rural residential component of the proposal is considered a residential land use and needs to be considered in context of State Planning Policy 2.5 (SPP 2.5) and Development Control Policy 3.4 (DC 3.4). This site is not adjacent to the existing urban area of Jurien Bay or Cervantes, it does not have appropriate access to services, facilities and amenities, it does not have a reticulated water supply and a sustainable alternative has not been demonstrated to date. Therefore, the proposal does not comply with SPP 2.5 and DC 3.4 at this stage and is not supported. It is recommended that this site is not included within the Strategy and its use be considered in conjunction with planning for the Shire's regional airport. No residential development should be considered in this location.

Protection of water resources

Water Supply

The Drinking Water Source Protection Review (June, 2011) for Jurien Bay and Cervantes proposed boundary changes to the Jurien Water Reserve. DoW has recommended that all relevant maps within the Strategy be amended to reflect the Jurien Water Reserve plan and this is supported. It is recommended that Figure 8 be modified to show that land identified as Cockleshell precinct and Lot 501 are no longer within the reserve and the east Cervantes precinct is within the P2 reserve area.

Better Urban Water Management

The DoW submission requests submission of a District Water Management Strategy (DWMS) as an appendix to the Strategy to ensure adequate guidance for future district and local level planning.

DoW acknowledges that some district-level water planning requirements have been included within the Strategy but advise that the Strategy should describe the requirement for implementation of better urban water management (BUWM) at regional, district and local stages of planning. The Shire has dismissed this submission on the basis that it would be costly and time consuming, delaying the approval of the Strategy.

The Shire and DoP are keen to progress the Strategy and it is considered that the missing elements of the DWMS could be accommodated within the Coastal Strategy and amalgamation process. This Strategy focusses mainly on the towns of Dandaragan and Badgingarra, where only limited development is proposed, and the rural portion of the Shire where limited development is occurring. Given that the Coastal Strategy will focus on development within and surrounding Jurien Bay and Cervantes, where the main development pressures will arise and where a major water course (Hill River) is located, the submission by DoW can be adequately dealt with in that process.

It is recommended that the Shire work in conjunction with DoW during the progression of the Coastal Strategy to incorporate the relevant principles of BUWM. An advice note for the Shire is included.

Landfill Buffer

The DEC submission recommends that EPA Guidance Statement 3 be used for establishment of suitable separation distances. The advertised Strategy identifies a 150m buffer for the landfill site however the generic separation distance recommended in EPA Guidance Statement 3 is 500m. DEC recommends amending the Dandaragan Strategy plan to incorporate a 500m buffer for the Dandaragan landfill site.

The Shire supports this but is concerned that a notional buffer may compromise the future development potential of this area. Land to the south east of the landfill site and on the edge of the 500m buffer is zoned 'Residential' and is being progressively developed by LandCorp. It is considered that the buffer will not limit development in this area. A modification to extend the buffer to 500m on the Dandaragan Strategy plan is recommended. This need not be reflected in the Scheme, but at a Strategy level should identify potential land use conflicts so they can be managed at development stage.

Format and Structure of the document

In their submission, DoW suggested that the format of the Strategy should be restructured in accordance with the guidelines outlined in the WAPC's Local Planning Manual. Council has dismissed this submission on the basis that the Strategy was prepared prior to the adoption of the guidelines and restructuring would cause further delays.

While the Strategy has been progressed over a considerable period of time, it is difficult to follow and the DoW suggestion is supported. It is recommended that the structure of the Strategy be modified to follow the format set in the Local Planning Manual. It is proposed to present the Strategy in two parts. Part 1 will provide the background information and Part 2 will set out the Shire's vision and include the objectives, strategies and actions in response to identified planning issues.

Using a standard format will assist with the amalgamation of this Strategy with the Coastal Strategy. This format has been agreed with Shire officers. DoP officers will reformat the Strategy to avoid delay should final approval subject to this modification be granted.

Updating the document and mapping

DoP has been working collaboratively with the Shire to update sections of the Strategy to ensure that references are up to date with relevant policy positions, to address matters raised through the submissions and to provide spatial data and mapping support. As part of this process, the DoP has agreed to undertake mapping and produce a single Strategy plan for the townsites of Dandaragan and Badgingarra and an overall Strategy Plan for the whole Shire. Updating the mapping at this stage will assist with the amalgamation of the Strategy with the Coastal Strategy in the

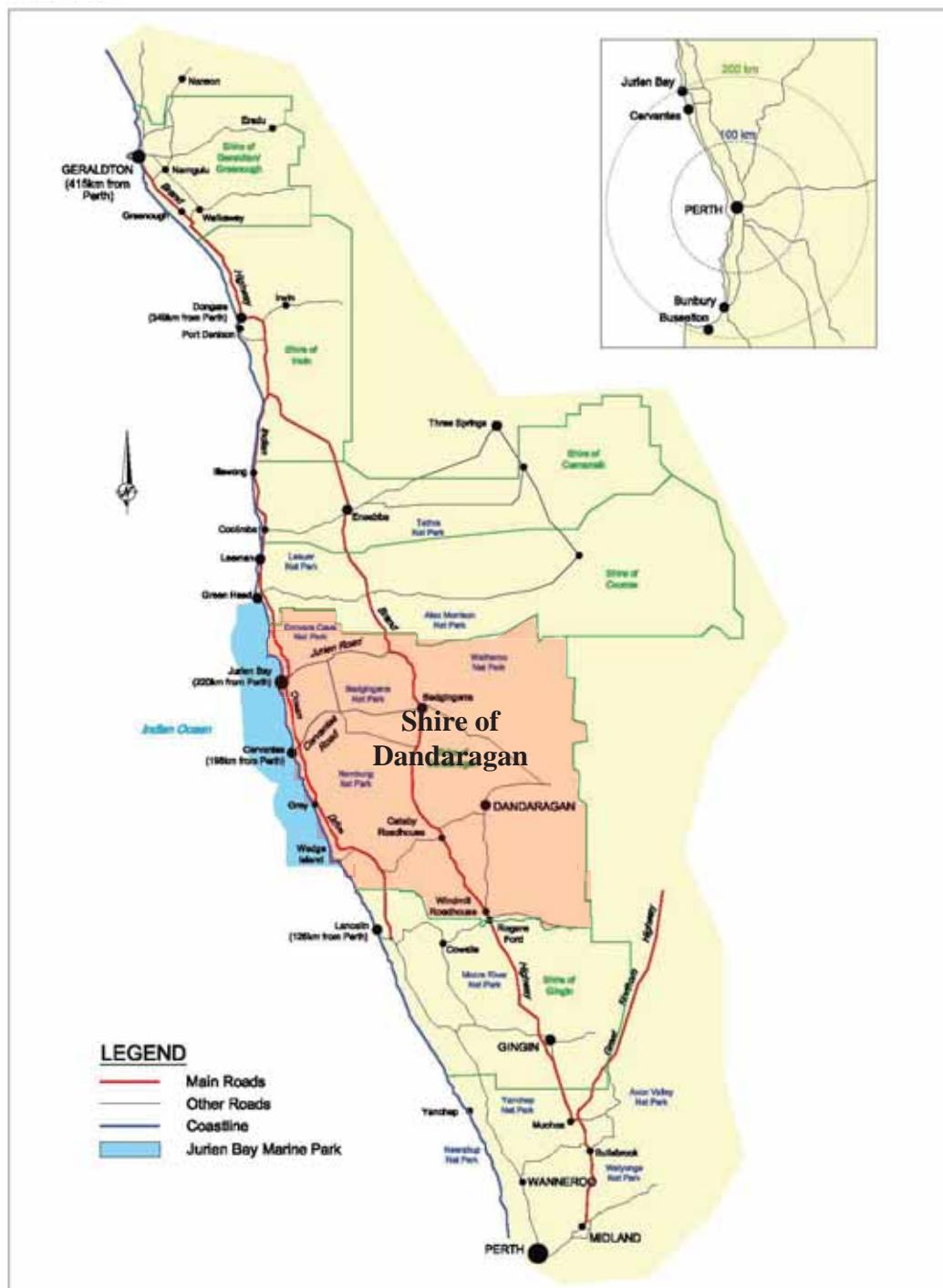
future so all Strategy mapping is in the same format. This format has been discussed and agreed with Shire officers. DoP officers will update the mapping to avoid delay should final approval subject to this modification be granted.

CONCLUSION:

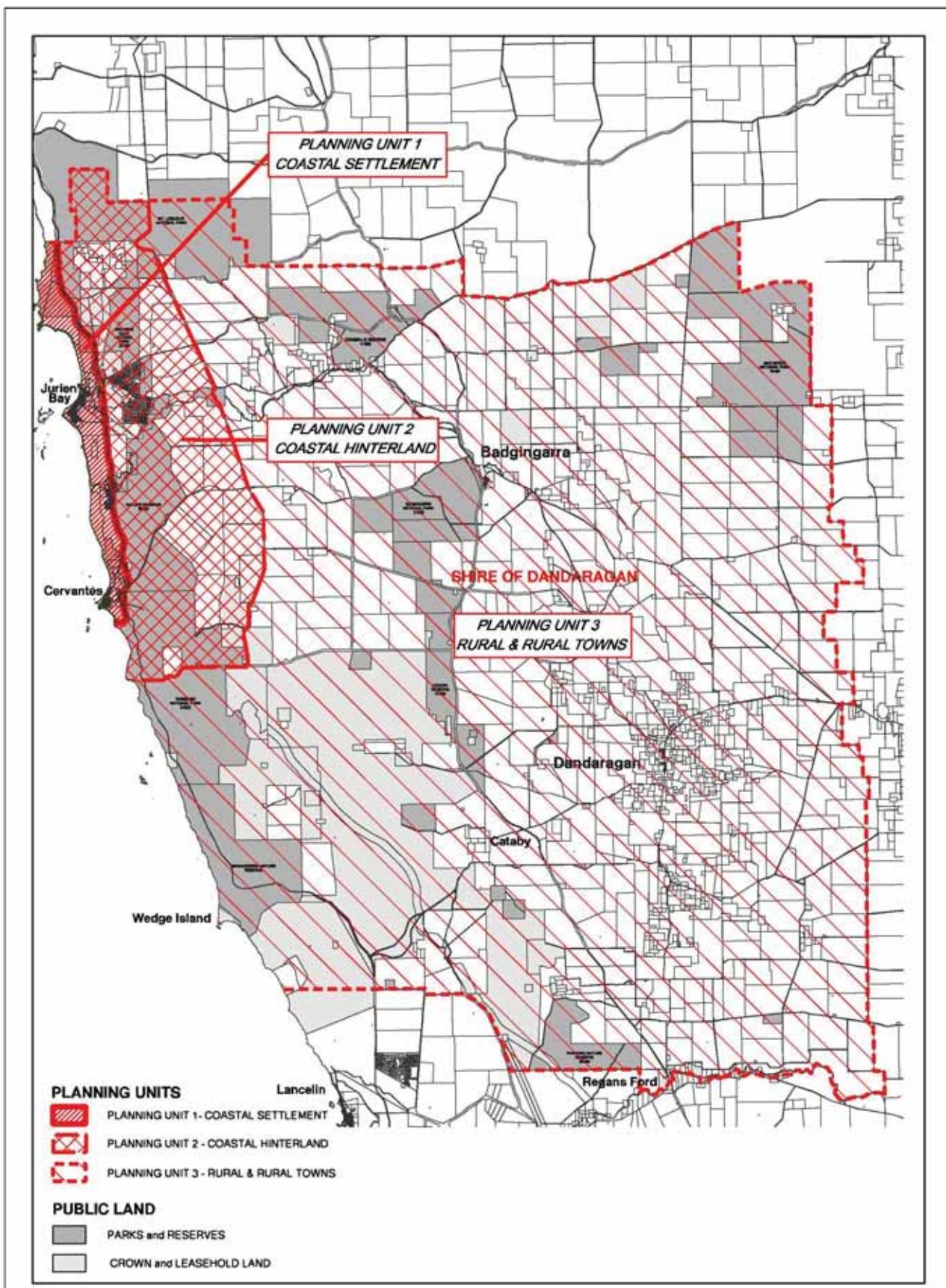
The Strategy, modified as recommended, will provide a statutory planning framework for future development in the rural areas and townsites of the Shire over the next 10-15 years. The Strategy will provide a clear strategic framework to guide the Shire in their decision making.

The proposed modifications appropriately respond to public submissions and are not considered to be substantial enough to warrant the Strategy being readvertised.

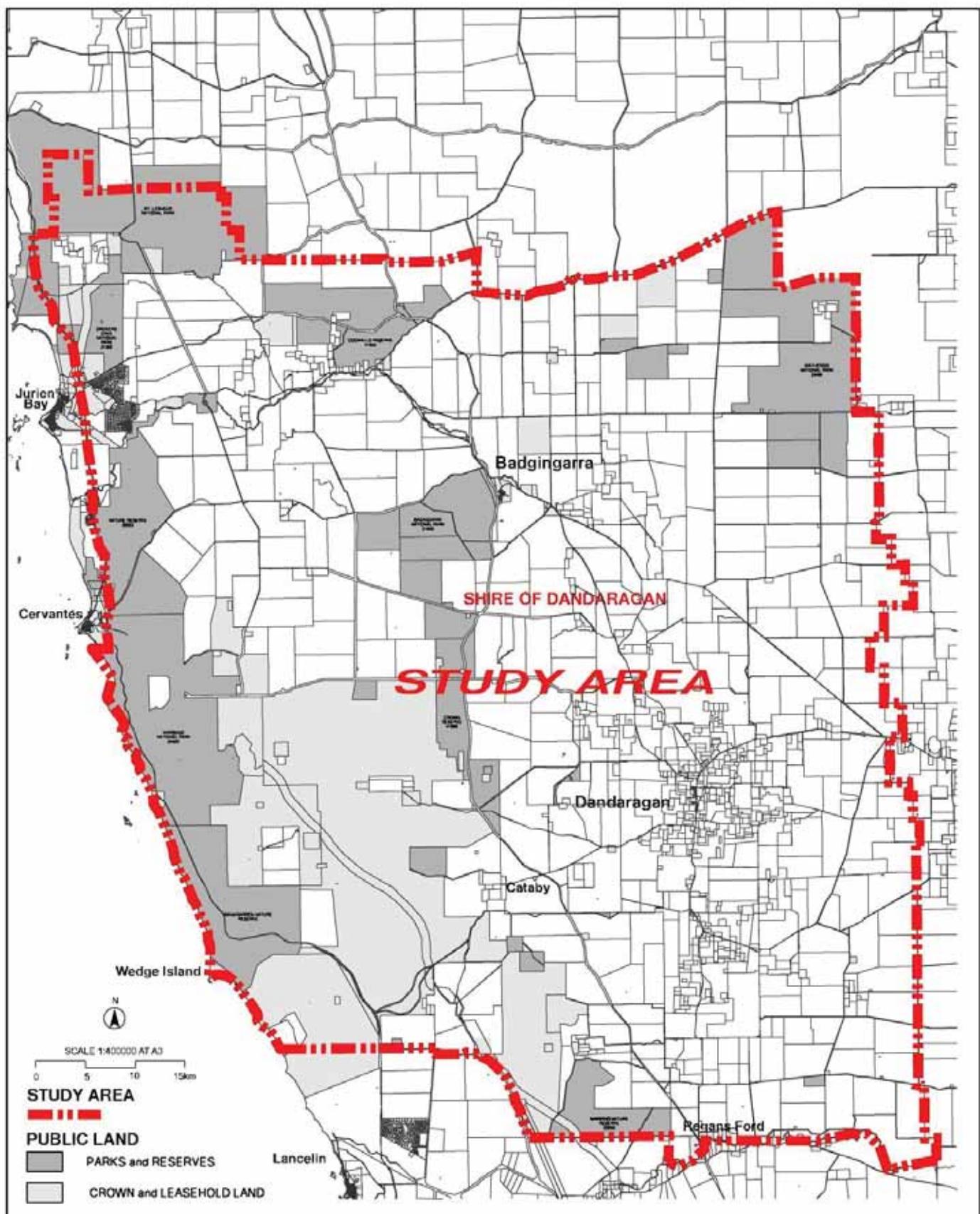
It is recommended that the Strategy be granted final approval, subject to the modifications listed in the attached Schedule of Modifications (**Attachment 8**).



Attachment 2 - Planning Units



Attachment 3 - Study Area



**SHIRE OF DANDARAGAN LOCAL PLANNING STRATEGY (RURAL LAND USE & RURAL SETTLEMENT)
SCHEDULE OF SUBMISSIONS**

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
1	Richard & Sue Negus, Dandaragan 25 June 2011	<p>Submitter makes the following comments:</p> <ol style="list-style-type: none"> 1. 4 years since last correspondence with Shire about Rose Valley Road 2. Purchased property before road was constructed. Condition of sale on Offer and Acceptance that we supply developer gravel to construct a "right of way" road for our block and others that were further along track to the north. 3. Basic gravel road constructed and easement registered to provide access to remaining unsold blocks. Easement subsequently resurveyed, proposing battle-axe titles. To Shire's credit, it did not support this access arrangement. Department of Planning in Perth, however, overruled Shire and approved subdivision. Left our block land-locked with no legal access. Nothing communicated to us about this. 4. Access road is somewhat dangerous. Owner of Lot 9 maintains road and has widened it somewhat to reduced dangerous edges, which were up to 1m drop in places and 1 car width road. 5. We're hoping Shire would create road and take over maintenance. If we are able to subdivide, however, we would be prepared to construct road to Shire specifications at our expense. We see this as a win-win situation. 6. There is a "closed road" 300m west of Rose Valley Road. Planners, decades ago, obviously had vision of small farms and provided road for such access. That road not really in satisfactory line. We believe our road can serve as suitable alternative and provide opportunities for retirees and contractors to enjoy rural lifestyle, as encouraged by Local Planning Strategy. We are keen to see Dandaragan develop and provision 	<ol style="list-style-type: none"> 1. Noted 2. Submitter has provided copy of Offer and Acceptance which clearly states a Right of Way easement will be created and constructed to service the land. 3. Deposited Plan 42512 shows a 10m wide Right of Carriageway easement extending across Lot 9 to Lot 532 but the Interests and Notifications panel only benefits Lot 4 on DP 24222 to this easement. Lot 4 is remote from the Right of Carriageway easement over Lot 9. Lot 532 should be the beneficiary of this easement, even though this would not constitute public road frontage. The original plan of subdivision for this area proposed to rationalize existing titles (many landlocked) to create 15 lots with public road frontage, including the six lots fronting Dandaragan Road (WAPC Ref: 104066). The WAPC approved this plan of subdivision on 5 July 1999. In initial consideration of the landowner's development plans, Council's then planning consultant suggested allowing for a few more lots to offset the cost of constructing the new road. The applicant submitted a DP showing only the six lots fronting Dandaragan Road and a balance lot over only portion of the original application area serviced by a 20m wide battle-axe access leg. The WAPC endorsed that DP despite concerns being raised by the Shire about the lack of public road access being provided to the balance area of the original application. The Shire never cleared the condition of subdivision approval requiring all lots to have frontage to a constructed public 	Note. Refer to response for submission 2 from same respondent.

Attachment 4 - Schedule of Submissions

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		of this kind of lifestyle block is major part of planning for future.	<p>road for that DP. The applicant then submitted another subdivision application to rationalize boundaries between the balance lot created through that first DP and two adjoining landlocked lots to create what are now Lots 8, 9 and 10 (WAPC Ref: 123763). The WAPC initially refused the application because it did not provide Lot 9 with public road frontage but a revised plan showing battle-axe access to Lot 9 was approved via request for reconsideration. These two decisions by the WAPC precluded public road frontage being provided as was originally approved by the WAPC in July 1999.</p> <p>4. Landowners are now concerned about approved access arrangements.</p> <p>5. The Shire will not create the current access as a road reserve and in the process incur the costs of resuming strips of land from Lots 8, 9 and 10 and bringing the road up to a satisfactory standard. Including Lots 8, 9 and 10 in the area with subdivision potential shown on Figure 10 of the Strategy would offset the loss of land to road reserve and the cost of road construction to provide Lot 532 with public road frontage. The owner of Lot 532 purchased other landlocked lots to the north that were subject of the original subdivision application. The battle-axe legs for Lots 8, 9 and 10 are already included in the area with subdivision potential and it would not be unreasonable to include the balance of those lots. This would ultimately facilitate public road frontage as originally intended.</p> <p>6. Including the balance portions of Lots 8, 9 and 10 in the area identified for subdivision represents a logical and defensible minor extension to the area shown on Figure 10.</p>	

Attachment 4 - Schedule of Submissions

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
2	Richard & Sue Negus 1 August 2011	<p>Submitter makes the following comments:</p> <ol style="list-style-type: none"> 1. Following meeting with Shire officers, this submission is made in addition to submission of 25 June 2011. 2. Area designated for future subdivision by draft Local Planning Strategy is variation from District Planning Strategy, which determined potential for subdivision based on 5Km ring around Dandaragan. Requests Lots 8, 9, 10 and 532 be added to area designated for future subdivision. 3. Intention to create a road reserve not achieved because developer allowed creating battle-axe lots, thereby rendering our Lot 532 landlocked. 4. Being landlocked could cause us access problems in the future and Local Planning Strategy provides opportunity to address situation. 5. Three options: <ol style="list-style-type: none"> 1. Include abovementioned lots in area designated for future subdivision so a road reserve could be created via subdivision. We are prepared to build road but would be delighted if Shire contributes. 2. Include Lots 8, 9 and 10 in area designated for future subdivision so we could purchase some of access leg from Lot 9 to provide our property with access to Dandaragan Road. Owners of Lot 9 have suggested this as option to solving our problem, created by developer. 3. Continuing on as we are ...just hoping one day someone else might come along with a solution 6. Have been very patient. Have paid rates for 53 years and have made considerable contributions to building Dandaragan community. Would like to meet on site. 	<p>Noted: Refer to Council Response 1.</p>	<p>Uphold: Support Council's recommendation to include Lots 8, 9 and 10 Dandaragan Road, Rose Valley within the area for future subdivision for Dandaragan. Figure 10 to be modified.</p> <p>Dismiss: Inclusion of Lot 532 in the area designated for future subdivision is not required. Access to Lot 532 can be gained through an access leg from Lot 9.</p>

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
3	Peter, Ian & Rose Popplewell	<p>Submitter makes the following comment:</p> <ol style="list-style-type: none"> 1. Following meeting with Shire officers, this submission is made in addition to submission of 25 June 2011. 2. Attended meeting with Shire officers in Dandaragan to hear about Shire's plans, particularly Shire's plans to advance rural sectors. 3. Ratepayers for more than 60 years. Recently sold farm and retired on small holding at Rose Valley, on outskirts of Dandaragan. 4. Purchased property with battle-axe access to Dandaragan Road. Ours is one of three battle-axe legs over area equivalent to a road width. This arrangement leaves Lot 523 landlocked, which was sold to our neighbours by same developer. 5. We maintain Shire should maintain access. 6. At present, access is maintained by us, as a neighbourly gesture, when it becomes rutted & uncomfortable to drive on. 7. Would be a serious blight on Shire if for some reason ambulance had accident on narrow access in performing their job. Road is barely wide enough for stock transport & fuel trucks to transverse safely, especially when road is wet and edges are soft. A fuel truck fell off side of road last year and narrowly avoided tipping over. Impossible in many places for cars to pass each other. Bloke delivering census forms this week complained that we have no address to identify residents. We would be hard to find in an emergency if the person didn't have good local knowledge. 8. Landholders concerned are willing to gift land necessary to construct gravel road to Shire and do majority of work necessary to construct road, in respect of machinery, labour and gravel. Would like Shire to help with advice in building 	<p>1-11. Noted: Refer to Shire Response 1.</p> <p>12. Noted: The Shire made a submission objecting to mandatory reticulated water requirements of WAPC's draft revised rural policies. Subdivision of Lots 8, 9 and 10 may only yield 10 lots or less but regardless, there should be the flexibility to consider an alternative water supply arrangement.</p>	<p>Uphold: Support Council's recommendation to include Lots 8, 9 and 10 Dandaragan Road, Rose Valley within the area for future subdivision for Dandaragan. Figure 10 to be modified.</p>

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		<p>quality road and in forming it correctly, with view of sealing it at later date. If someone wished to subdivide their property in the future, that would be a good time to bring road up to subdivision specifications.</p> <p>9. Would like property to be added to area identified for future subdivision because we are already a small property, which has already been split from a large property. We also adjoin main road via 6m battle axe extension, which seems to have been included in greyed out section on the map, and it would be logical to include entire title and not just battle axe section.</p> <p>10. Rose Valley no longer broad acre farming land, being broken up into individual blocks already and sold off by developer. We have marked area on attached maps that we consider ideal for future development. They are fertile blocks, ideal for range of intensive agricultural pursuits (e.g. orchards, nurseries, specialty small crops, hay).</p> <p>11. Wish to formally apply for our block to be considered for subdivision potential.</p> <p>12. Reticulated water supply is way to go in case of intensive subdivision but in situation like ours where there are small number of larger blocks, roof catchments and tank storage are successful. Bore is sensible addition if ground water is available. People less likely to waste water if they are responsible for supplying their own.</p>		
4	Fire & Emergency Service Authority (FESA)	<p>FESA:</p> <ol style="list-style-type: none"> Supports Shire having comprehensive guide for future planning and development of rural areas in municipality Supports Shire developing in accordance with best practise options applicable for municipalities needs. FESA prepared to assist Shire meet optimum development outcomes as they relate to bushfire and community protection. 	<p>Noted.</p>	<p>Note.</p>

Attachment 4 - Schedule of Submissions

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
5	Department of Environment and Conservation (DEC)	<p>DEC:</p> <ol style="list-style-type: none"> Supports statement at Section 9.15 Management of Natural Resources: That Council protect and enhance natural resources through responsible management; Will continue to support protection of sites with environmental value by adding to State's conservation estate; Will ensure landowners and developers are aware of land clearing and other environmental restrictions and provide advice where possible on appropriate measures to enhance and protect natural resources; and Recommends that EPA Guidance Statement No. 3 Separation Distances between Industrial and Sensitive Land Uses be used for establishment of suitable separation distances between uses with off-site emissions (industry, infrastructure) and sensitive uses. Figure 10 of Strategy indicates Dandaragan landfill site has 150m buffer however generic separation distance for this activity and nearest sensitive receptor recommended in EPA Guidance Statement No 3 is 500m. DEC recommends Strategy be amended to incorporate 500m separation distance between landfill site and sensitive land uses such as residential. 	<p>1-3. Noted.</p> <p>4. Uphold: While the existing dwelling on Lot 881 Golf Drive is within 500 metres of the Dandaragan landfill site, it is towards the outer edge of the generic buffer recommended by EPA Guidance Statement No.3. The Strategy will only guide decisions regarding future development proposals. It is recommended Figure 10 be modified to indicate a 500 metre buffer for the Dandaragan Landfill site as recommended by the DEC.</p>	<p>1-3 Note.</p> <p>4. Uphold: Support the inclusion of a 500m buffer at the Dandaragan landfill site in accordance with EPA guidelines. Figure 10 to be modified.</p>
6	Sara Kenny	<p>Submitter makes the following comments:</p> <ol style="list-style-type: none"> Linking of Old and New Badgingarra townsites with corridor where 5-10ha lifestyle blocks can be created is excellent proposition. Suggest Lot 208 either be included, or at very least not excluded. Nothing of environmental significance on Lot 208 as National Park opposite Brand Highway and plenty of remnant vegetation elsewhere. Close to town, adjacent to golf course and river and would be desirable location to live. Badgingarra's population declining due to farm 	<p>1. Noted</p> <p>2. Dismiss: Lot 208 is Crown land. Previous enquiries indicated that Lot 208 would not be subdivided by LandCorp or other government agencies and that it is unlikely to be approved for clearing. The LPS identifies nearby land for rezoning and subdivision. Having Lot 208 zoned but not developed for many years has held back potential for rural-residential development over other land because it is considered by the WAPC that Lot 208 is already zoned and available, even though</p>	<p>1. Note.</p> <p>2. Dismiss. It is recommended in the Strategy to rezone Lot 208 from rural residential to rural.</p> <p>3-7. Note. The Local Planning Strategy supports rural living within and around the Badgingarra townsite.</p>

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		<p>build up, non-resident land owners and no availability of lifestyle blocks. Over years we have lost many potential community members because no blocks available on which to start small business or enjoy benefits of living on a few hectares. Our school, businesses and sporting and social clubs are struggling to maintain numbers, we have wonderful amenities, sporting facilities and community spirit, we are just over two hours from Perth, 40 minutes from coast and have land which should be available relatively cheaply. Badgingarra is ideal spot for retirees and all those who prefer living on their own 5-10ha rather than suburban size block.</p> <p>4. People choosing to live in rural setting desire rural lifestyle, but in spite of years of lobbying, there are no such blocks yet available.</p> <p>5. Larger blocks identified for subdivision and development along Brand Highway eminently suitable for small business opportunities. Blocks to east of town should also allow residents to run business or keep livestock such as horse, cow or poultry.</p> <p>6. Scheme water is provided for present town residents and should be adequate to service proposed blocks. This water supply could be extended to larger blocks in the corridor, or those in proximity. Alternatively residents could provide own water supply with bores, rainwater collection tanks or carted water. Connection to Western Power network should not be seen as essential. Wind and solar power generating sources increasingly popular and effective, thus could provide satisfactory power.</p> <p>7. To ensure survival of Badgingarra I urge Shire to actively pursue policy of creating 5-10ha blocks in vicinity of Badgingarra.</p>	<p>there are significant constraints to developing it for that purpose. Removing Lot 208 from a Rural Residential zone will create opportunities for nearby landowners to zone and subdivide their land for rural living purposes.</p> <p>3. Noted: There is land in Badgingarra subdivided for residential lots and zoned for special residential development, notwithstanding the fact that it is all still Crown land. While the lack of reticulated sewerage is a constraint to development of the residential lots at the lot sizes created, it should be possible to develop this area to a density not requiring reticulated sewerage or to demonstrate the lots can be developed without connecting to reticulated sewerage, even if only for a first stage where minimal infrastructure upgrades are required. Servicing constraints to development of the residential lots do not apply to the special residential land. The Minister for Lands should be consulted to see what is being done and what can be done to make some of this land available. The Strategy identifies suitable land in proximity to the Badgingarra townsite for rural living. The combination of new residential lots in town and the opportunity to create rural living lots around the town should provide options for the Badgingarra community to grow.</p> <p>4. Noted, see 3) above.</p> <p>5. Noted.</p> <p>6. Noted. Strategy notes there is capacity to expand the water service. The Shire made a submission objecting to mandatory reticulated water requirements of WAPC's draft revised rural policies. While the use of renewable energy sources is becoming more common, this is ordinarily provided in addition to mains</p>	

Attachment 4 - Schedule of Submissions

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
			<p>power. There seems to be little policy support for alternative energy sources as a sole source of electricity.</p> <p>7. Noted: The draft Strategy adopted by Council promotes rural living in and around Badgingarra.</p>	
7	Mike Kenny	<p>Submitter makes the following comments:</p> <ol style="list-style-type: none"> 1. For survival of Badgingarra essential we attract more residents. Population affected by farm build up and purchase of land by non-resident owners. This has resulted in lower population, less children at school and struggling businesses 2. Provision of 5-10ha lifestyle blocks would attract much interest and could have effect of reversing population drift 3. Important to object to State Government's objective of enforcing a reticulated water supply be provided for all subdivisions. Discriminatory. Much less wasteful on precious water resources to let people be responsible for providing own water, either from collected rainwater or water tanker delivery. 4. Note Strategy in conflict in some areas with State Government Policy. I encourage Council to argue strongly with State Government to allow local people to decide what is best for their own district. 	<ol style="list-style-type: none"> 1. Noted. Refer to Shire Response 6. 2. Agreed. 3. Noted: The Shire made a submission objecting to mandatory reticulated water requirements of WAPC's draft revised rural policies. 4. Noted: The Shire Council is seeking WAPC endorsement to a plan for Badgingarra considered to be in the best interest of the local community. 	<p>1-2. Note. The Local Planning Strategy supports rural living within and around the Badgingarra townsite.</p> <p>3. Dismiss: The Local Planning Strategy supports the provision of a reticulated water supply for rural living proposals in accordance with SPP 2.5 where alternatives can be considered when consistent with State Policy and where sustainable alternatives can be clearly demonstrated.</p> <p>4. Note.</p>
8	Craig Underwood	<p>Submitter makes the following comments:</p> <ol style="list-style-type: none"> 1. A 420ha portion of Lot 511 on Plan 29022 will be purchased by Department of Water 2. DoW will advise WAPC and Shire of removal of Protection Classification from remainder of Oblivion Pty Ltd property. Accordingly we request amendment of Strategy to show revised protection classification boundary as per attached map. 	<ol style="list-style-type: none"> 1. Noted. Refer to Shire Response 6. 2. Uphold: Refer to Shire Response 21j). 	<p>1. Note.</p> <p>2. Uphold: Support the revision of the Jurien Water reserve boundary, P1 and P2 protection zones on the Strategy maps in accordance with the Jurien Bay Revised Drinking Water Source Protection Review (June, 2011).</p>
9	Courtland Park Stud	<p>Submitter makes the following comments:</p> <ol style="list-style-type: none"> 1. Not only would we wish the subdivision for our 	<p>Noted. Refer to Shire Response 1 above.</p>	<p>Uphold: Support Council's</p>

Attachment 4 - Schedule of Submissions

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
	23 June 2011	<p>own benefit, but also to upgrade gravel access road, and rectify anomalies of this road and current burden to immediate land owners. We understand currently, Shire is unable to maintain road. This has always caused a problem with land owners, as it is sub-standard. Can be challenging especially for School Bus drivers and visitors using road. Also acknowledge Shire was never in favour of battle axe sub division.</p> <p>2. Note that although area is not in proposed Strategy sub-division zoning, 10ha lots would be in keeping with existing rural lots fronting Dandaragan-Moora Road and would allow landowners to rectify gravel road access through subdivision.</p> <p>3. Map on page 81 of Strategy shows proposed area for subdivision. We note furthest distance north of town for our proposed sub division is same distance as area proposed for subdivision south of Dandaragan. Proposed subdivision of Yere Yere north of our land encourages subdivision for the good of the area. This certainly fits into our brief and amending mistake of gravel access road.</p> <p>4. Aware we would have to buy portion of redundant close road running through our property</p>		recommendation to include Lots 8, 9 and 10 Dandaragan Road, Rose Valley within the area for future subdivision for Dandaragan. Figure 10 to be modified.
10	Courtland Park Stud 8 August 2011	<p>Submitter makes the following comments:</p> <p>1. Respectively suggest Shire take opportunity to enlarge proposed area to include above lots mentioned. Reiterate opportunity to correct "shambles" gravel access road has become. By increasing area, road reserve can be created. Owners affected by this access road have discussed building road but this is large financial outlay and I understand Mr Negus has mentioned possibility of Shire being involved, which we would welcome.</p> <p>2. Understand that as we own a "green title" to part</p>	Uphold: Refer to Shire Response 1 above.	Uphold: Support Council's recommendation to include Lots 8, 9 and 10 Dandaragan Road, Rose Valley within the area for future subdivision for Dandaragan. Figure 10 to be modified.

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		<p>of gravel "access" road, we have rights for subdivision.</p> <p>3. Beneficial to both parties if meeting could be arranged as we can see no valid reason for Shire to oppose sub-division.</p>		
11	Water Corporation	<p>Water Corporation comments:</p> <p>1. Section 4.8.4 identifies 4 existing PDWSAs within Shire. Only 3 water reserves have been proclaimed under CAWS Act 1948 to date, as area proposed under Jurien Water Reserve - Drinking Water Source Protection Plan, is yet to be gazetted.</p> <p>2. Section 8.2.2.1(a) appropriately identifies ground water within proposed Jurien Water Reserve as susceptible to pollution, eutrophication and salination from inappropriate land uses such as waste disposal and excessive fertiliser use. Corporation recommends strategy identify that any impacts to groundwater could affect quality of domestic water supply to Jurien's existing and future urban areas.</p> <p>3. Water Corporation supports retention of P2 classification currently afforded under latest DWSPP and that being reflected within draft strategy, and retention of land use and development controls associated with this classification.</p>	<p>1. Noted: Find out from Department of Water when Jurien Water Reserve is likely to be gazette. This should be followed up prior to Strategy being presented to the WAPC so an appropriate provision can be incorporated.</p> <p>2. Uphold: Modify Section 8.2.2.1(a) of the Strategy to note that 'any impacts to groundwater could affect the quality of the domestic water supply to existing and future urban areas in Jurien Bay'.</p> <p>3. Noted: Refer to Shire Response 21j).</p>	<p>1. Uphold: The Local Planning Strategy will be modified to reflect the changes proposed by the Jurien Water Reserve.</p> <p>2. Uphold: Support Council's recommendation to modify the text in Section 8.2.2.1 (a) provided by Water Corporation.</p> <p>3. Uphold: The Local Planning Strategy supports retention of landuse measures for lots that were previously within the P2 classification area that are reflective of a P2 classification. Minor modifications to the text will be undertaken.</p>
12	Main Roads WA	<p>MRWA comments:</p> <p>1. Access to Main Roads and Highways - Appendix 2 of existing WAPC SPP No 2.5: Following is noted</p> <ul style="list-style-type: none"> - Road Access—wherever possible, Rural Residential and Rural Smallholdings areas should use existing local roads and not create additional direct access to major roads. <p>In examination of Strategy it would appear this criterion has not been included</p> <p>2. Wording could be inserted under following</p>	<p>Uphold: Add the following to 4.4.2 - Plan and Provide for Rural settlements immediately before Planning Considerations:</p> <p><i>'Road Access – access is a key consideration in planning rural settlements:</i></p> <ul style="list-style-type: none"> • <i>Wherever possible existing local roads should be used so as to not create additional direct access to major roads;</i> • <i>Where rural subdivisions do not necessarily abut a main road but have the capacity to impact on traffic interaction at</i> 	<p>1. Note.</p> <p>2. Uphold: Support inclusion of text provided by MRWA in Section 4.4.2 of the Strategy.</p> <p>3. Note.</p>

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		<p>section - Section 4.4.2 PLAN AND PROVIDE FOR RURAL SETTLEMENTS 2.0 Developer Contributions. MRWA believes it would be appropriate to include section on Developer Contributions, in accordance with State Planning Policy 3.6.</p> <p>3. Developments that do not necessarily abut main road can have capacity to impact traffic interaction at intersection of local and main roads. Impact can be determined by Traffic Impact Assessment that should accompany Outline Development Plan or equivalent. Traffic Impact Assessment should be supported by independent Safety Audit if necessary. With reference to decision by State Administrative Tribunal, Council and MRWA can seek contribution from developer to assist with construction of appropriately designed intersection upgrade.</p>	<p><i>the intersection of local and main roads, a Traffic Impact Assessment and where necessary, an independent Safety Audit should be included as part of an Outline Development Plan or equivalent; and</i></p> <ul style="list-style-type: none"> • <i>Where justified the local government and MRWA may seek a contribution from the developer to assist with the construction of an appropriately designed road and intersection upgrade consistent with SPP 3.6 Developer Contributions'.</i> 	
13	Dykstra Planning on behalf of Dale River Springs Pty Ltd 29 July 2011	<p>Submitter makes the following comment:</p> <ol style="list-style-type: none"> 1. Subject land identified in draft Strategy as "East Cervantes Precinct". Under the Strategy, East Cervantes this precinct earmarked for next stage of rezoning to facilitate rural living subdivision and development, consistent with Council's long-standing recognition of land's suitability for this purpose. 2. Primary purpose of submission is to support strategic intent for Lot 3924 reflected in Strategy, which recognizes land as being suitable for Rural Living subdivision and development. In addition, submission raises following issues which should be addressed in final Strategy: <ul style="list-style-type: none"> - Criteria pertaining to provision of water for Rural Living lots under Section 9.11 of Strategy should be reviewed; and - Criteria to be used to assess appropriate timing of rezoning, subdivision and land 	<ol style="list-style-type: none"> 1. Noted: Submission supports Lot 3924 being selected for Rural Living 2. Noted: When the draft LPS was submitted for WAPC approval to advertise it included provisions allowing for an alternative to a reticulated water supply for rural living lots. The Department of Planning advised the Shire in January 2010 that it would not support those provisions and the Shire was required to modify the wording to accord with draft WAPC policies. The Shire Council still believes its provision for an alternative water supply arrangement to be demonstrated acceptable is 	<p>1. Note. The Local Planning Strategy identifies the East Cervantes Precinct for rural living.</p> <p>2. Note. The Local Planning Strategy supports the provision of a reticulated water supply for rural living proposals in accordance with SPP 2.5. For lots of 4ha or less, should an alternative to a reticulated water supply be proposed, it must be demonstrated that a reticulated water supply is not available. Where a reticulated supply is demonstrated to be not available, or the individual lots are greater than 4ha, the WAPC may</p>

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		<p>release for Rural Living lots should be reviewed</p> <p>Requested modifications to Strategy:</p> <p>Provision of Reticulated Water to Rural Living Lots</p> <p>Recognized provision of sustainable water supply for rural living areas is contentious issue, and is currently key element of WAPC's draft (revised) SPP 2.5 and DC policy 3.4, both of which are currently under review and have recently undergone public advertising. Under draft Policies "Rural Living" land use includes lot sizes ranging from 1-40ha. Ability to connect to reticulated water supply put forward as key consideration prior to rezoning land for rural living subdivision. Generally recognized and expected that reticulated water would be provided to rural-living lots of 1ha. Principle of providing reticulated water supply to rural smallholding type lots up to 40ha, however, is considered very outdated concept and ought to be completely the opposite. Rural living development should not be dependent on reticulated water supplies, precisely because;</p> <ul style="list-style-type: none"> - Water supplies for urban areas becoming more scarce, and hence supply and infrastructure associated with reticulated water supplies ought not be allocated to rural living areas, particularly when these areas are quite capable of being developed in manner that allows for local harvesting. Large lot sizes would result in extremely inefficient use of servicing infrastructure; - Local harvesting by residents through construction of large rainwater tanks, groundwater supply bores and dams for non-potable use and grey water recycling, is now considered best practice (and is even promoted in residential areas); - Local harvesting by residents will encourage water wise consumption, whereas connection of rural living 	<p>appropriate and does not understand why the WAPC is so insistent on requiring such an unsustainable and inefficient water supply in circumstances like those evident in rural living estates in the Shire of Dandaragan. The Shire will consult further with the Department of Planning regarding this matter.</p>	<p>consider a fit-for purpose domestic potable water supply, which includes water for fire fighting. The supply must be demonstrated, sustainable and consistent with the appropriate standards for water and health.</p>

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		<p>areas to reticulated supply encourages water wastage; and</p> <ul style="list-style-type: none"> - Water supplies for other purposes, including fire management can be secured as part of rezoning and subdivision process. <p>Supportive of original provisions proposed by Council as detailed in supplementary information accompanying strategy documentation, which provides reasonable discretion to provide alternative water supply for rural living subdivisions, where circumstances warrant.</p> <p>3. Timing of Rural Living Land Release</p> <p>One Special Consideration for East Cervantes Precinct under Section 8.2.2.1 is:</p> <p><i>"the applicant will also have to provide evidence to the satisfaction of the WAPC to justify the timing of rezoning, subdivision and land release."</i></p> <p>This statement reflects modification to Section 9.1 required by WAPC.</p> <p>Noted WAPC does not necessarily accept demand currently exists for rezoning Precincts identified in Figure 8 (including East Cervantes Precinct). This conflicts with Shire's position, that demand for rural living lots is already evident. Demand for additional Rural Living lots is already apparent. Seek original wording proposed by Shire under Section 9.1 of Strategy be reinstated and WAPC's alternative wording be deleted.</p> <p>If Shire's preferred wording not accepted, and developers required to justify rezoning and subdivision of land for rural living purposes is timely, it would be appropriate for WAPC to develop and incorporate within Strategy clear, unambiguous criteria, against which timing of rezoning's would be</p>	<p>3. Noted: The Shire Council only agreed to make the modifications required by the WAPC to allow the draft Strategy to be advertised after several years in preparation. With the amount of time it takes to finalize a local planning strategy, care needs to be taken in restricting land release if this could result in land supply problems in the future. The Shire Council would prefer future proposals be considered on their merits against measurable criteria than against general planning philosophy that may not be particularly relevant to the situation in the Shire of Dandaragan.</p>	<p>3. Note. Land currently zoned for, or identified for, rural living in the vicinity of Jurien Bay and Cervantes can cater for growth well in excess of projected population growth for the area. Further assessment of the availability of rural living opportunities will be considered as part of the preparation of the (expanded) Coastal Strategy that will incorporate a wider Jurien Bay/Cervantes area.</p>

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		<p>assessed. Without specific criteria addressing this issue the current wording of this part of the Strategy would not be acceptable and should be reviewed.</p> <p>4. Conclusion Rationale for inclusion of Lot 3924 Cervantes Road, Cervantes as identified Rural Living Precinct within Strategy is supported. Submission provides grounds for modification to Strategy text, including sections 9.1 and 9.11. Council and WAPC should adopt requested modifications to Strategy pertaining to water provision and timing of rural living land release. Pleased to discuss details of this submission further.</p>	4. Noted and addressed in 13a), 13b) and 13c).	4. Note. Refer to comments 1-3 above.
14	Dykstra Planning on behalf of Nick Pagano Pty Ltd 23 June 2011	<p>Submitter makes the following comments:</p> <p>1. Nick Pagano is experienced developer in Jurien locality and has been involved in developing existing Rural Living Estate along Canover Road, immediately west of subject land. (i.e. Jurien Bay Heights).</p> <p>2. Promote expansion of existing Rural Living Estates that front Canover Road. Completion of important major road link connecting estates (Canover Road) is integral, thereby improving connectivity and fire safety for numerous existing residents within these two estates.</p> <ul style="list-style-type: none"> ▪ Details about the land <p>Subject land is 1498.2ha in area and occurs between approximately 7.5km to 13km from Jurien Bay Townsite, on western side of Munbinea Road (Refer to Figure 1). Has been used for grazing sheep and cattle. Western third comprises remnant vegetation. Disposition of vegetation depicted by Aerial Photograph at Figure 2.</p> <p>Scheme included subject land within "Rural" zone. Land adjoins Rural Residential land to west and land</p>	<p>Noted: Council supports the concept of Canover Road looping back to Jurien East Road and providing for some larger rural living lots in close proximity to Jurien Bay but does not want to preclude or compromise the option of a future regional airport facility in this area in doing so. The Council would like to undertake further investigations into future airport requirements before identifying land for future rural living. The Council also notes the portion of Lot 10601 requested to be identified for rural living is covered in vegetation and that plans do not show how a connection to Jurien East Road would be achieved. These are matters that require further consideration. The Council is comfortable with the current arrow shown on Figure 8 indicating "the logical extension of rural living uses in the long term if justified in a future review of the LPS". The Council's preferred approach of allowing for areas such as this to be considered for rezoning and subdivision once there is sufficient take up in existing estates would provide for this area to be considered for rural living in the future based on circumstances rather than relying on identification in an endorsed strategy. While Council understands the rationale for wanting proposals</p>	<p>1. Note.</p> <p>2. Dismiss. Lot 10601 has not been subject to formal advertising. The assessment of this site and the assessment of the availability of other rural living opportunities within PU1 and PU2 will be considered as part of the preparation of the (expanded) Coastal Strategy that will incorporate a wider Jurien Bay/Cervantes area.</p>

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		<p>zoned "Special Use-Rural Development" to south west. Conservation Reserve (Hill River Reserve) and Public Purpose Reserve adjoin to south. Land otherwise surrounded by rural landholdings to north and east.</p> <p>Limestone ridgeline runs north-south across central portion of property. Land west of ridge comprises geomorphic unit of Spearwood Dunes, whereas east comprises Bassendean Dunes. Spearwood system more elevated with sands that provide good phosphate retention characteristics. Bassendean system more low-lying, flat and lacking drainage, resulting in swamplands, damp lands and open water bodies within open paddocks</p> <ul style="list-style-type: none"> ▪ Details of Proposal <p>Western 30% of Lot 10601, adjoining existing reserve that comprises part of adjacent Rural Living Estates, be included within Rural Living Development precinct under Strategy (Refer to Figure 3).</p> <p>Need and benefit of connecting Canover Road and looping it back onto Jurien East Road, (also opportunity to continue construction of Canover Road right through to Munbinea Road). Market for additional Rural Living properties adjacent to existing estates, but with range of larger lot sizes graduating out to rural area. Proposal for Canover Road, which currently comprises central spine road between two existing Rural Living estates, to be connected directly to Jurien East Road, and thereby forming smooth continuous loop road servicing these Rural Living Estates. Proposal also includes significant section of internal subdivisional road that would adjoin existing public open space nature reserve and provide good access and interface for this reserve. Proposed that lot sizes within this Rural Living expansion are would commence at approximately 6.0ha and graduate up</p>	<p>considered in the context of a local planning strategy, a more flexible approach is preferred given growth possibilities for Jurien Bay and the time it seems to take to get an endorsed local planning strategy.</p>	

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		<p>to approximately 20ha in easternmost part of precinct where it interfaces with broadacre rural farmland.</p> <ul style="list-style-type: none"> ▪ Rationale for Supporting this Subdivision <p>Shire Council and ultimately WAPC requested to give serious consideration to submission, and support marginal expansion of existing Rural Living Precinct at Canover Road, as illustrated on attached plans, on following grounds:-</p> <ul style="list-style-type: none"> - At strategic level proposal represents marginal expansion and completion of existing Rural Living Estates rather than “breaking into” completely new area. This offers efficiency in terms of servicing, community facilities, community interaction, and land management; - Proposal will facilitate completion of very important road link, where Canover Road is currently major spine between two existing Rural Living Estates immediately west, but this major road terminates at end of estate. Proposal will allow Canover Road to extend and loop back around connecting to Jurien East Road (opportunity to continue construction of Canover Road right through to Munbinea Road). Achieving such connectivity at district level is important for existing Rural Living Communities in this area, and is also important from a fire management and emergency access perspective. New road link will provide more efficient vehicle route for those entering and leaving existing Rural Living Estates from or to east. - Proposed expansion of Canover Road Rural Living area represents next logical frontal development of Rural Living east of Jurien Townsite, and hence is still within appropriate distance of Townsite services and facilities for benefit of new Rural Living residents; - Proposal presents opportunity to achieve new subdivisional road at interface of existing public open space nature reserve, and thereby provide 		

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		<p>advantages in terms of fire management, reserve management, and access for enjoyment by community;.</p> <ul style="list-style-type: none"> - Proposal for lot sizes larger than existing Rural Living Estates will provide alternative rural landholding product not yet provided in Jurien Locality. With lot sizes ranging from 6.0ha to 20ha there will be real opportunity for landowners to undertake some meaningful and productive rural activity, thereby adding to variety of landuse and economic activity within locality, and more particularly in proximity to Jurien. Proposal for larger lot sizes graduating out towards rural farming areas will also minimize prospect of landuse conflict with adjoining rural land, and will simultaneously contain and round-off Rural Living Precinct in Canover Road area; and - Soil types and water tables present on subject land are ideally suited to small scale agricultural activities, and will therefore provide excellent opportunities for landowners to establish enterprises on lot sizes proposed. <ul style="list-style-type: none"> ▪ Conclusion <p>Submission has presented logical planning grounds that support marginal expansion of Rural Living Precinct that has developed in Canover Road area. Submission has demonstrated that at a strategic level such a proposal is sensible as it: builds upon existing infrastructure rather than breaking new ground; achieves important district link road for benefit and safety of existing Rural Living Estates; and provides alternative Rural Living product more comparable and compatible with productive rural activity occurring on surrounding rural farmland.</p> <p>Council and WAPC requested to include subject land (as described on attached plans) within appropriate planning precinct for Rural Living. Dykstra Planning</p>		

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		would be pleased to discuss details of this submission further.		
15	Department of Mines and Petroleum (DMP)	<p>DMP comments:</p> <p>1. Geological Survey of Western Australia strongly suggests all local planning strategies contain relevant background information on natural resources of Shire. Insert the following text:</p> <p>"Entire Shire underlain by Phanerozoic sedimentary rocks of Perth Basin. Older Perth Basin sedimentary rocks prospective for petroleum (oil and gas), coal and coal seam gas. Younger sedimentary rocks in eastern part of Shire known to contain low grade phosphate and potash mineralization. May become economic in future. Potential for sizeable areas of high-grade, relatively thick and shallow phosphate and potash mineralization. Global demand for fertilizer, increased potash prices and encouraging research into potash extraction from glauconite have renewed exploration interest in region. Most of Shire covered by Cainozoic sediments; generally less than 50m thick. Extensive deposits of heavy mineral sands, carrying ilmenite, zircon and monazite associated with Gingin Shoreline. Number of surficial materials also have potential for commercial development; limesand deposits associated with mobile dunes from Wedge Island to North Head, gypsum north of Jurien Bay and diatomite northwest of Badgingarra.</p> <p>Currently 82 granted mining tenements, 62 mining tenement applications, 7 petroleum tenements and 4 geothermal tenements wholly or partly within Shire. Mining tenements cover most of Shire. Main minerals of interest are titanium-zircon, coal, phosphate, potash, limesand, diatomite and gypsum. State Agreement covers heavy mineral sands mining in Cooljarloo area.</p>	<p>1. Uphold: Insert new section - 4.13 Mineral and Petroleum Resources, Geothermal Energy and Basic Raw Materials and provided in this submission.</p> <p>Insert the relevant sections from the Department's submission including from page 1, '<i>The Darling Fault lies to Jurien Bay and diamonte north – west of Badgingarra</i>'. on page 2 then the relevant text from parts headed:</p> <ul style="list-style-type: none"> - Mineral and Petroleum Tenements; - Mining Act; - Mining of Construction Materials; and - Geo-heritage sites. <p>This is not a local planning scheme.</p>	<p>1. Uphold: Support the addition of a new section in the Strategy detailing the background information on natural resources provided by DMP.</p>

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		<p>Section 120 of Mining Act states town planning schemes and local laws are to be considered but do not derogate from Mining Act. Planning schemes cannot prohibit or affect mining operations authorized by Mining Act. DMP recommend no comments in Town Planning Scheme to constrain or provide for mining. Important to identify particular areas of high mineral potential. If Shire insists on including Industry – Mining in Scheme Planning Table, then should be P use in all rural areas. Industry – Extractive should be P use in all rural areas.</p> <p>On Crown land, construction materials defined as mineral. No need for mining leases under Mining Act for rock or gravel extraction. On private property, construction material extraction and sale authorized by Shire through grant of Extractive Industry Licenses. Important for existing resource extraction sites to be identified in Strategy and protected in Scheme from development that would conflict with extraction.</p> <p>All development requires supply of cost-effective, high quality resources. Shire should ensure housing not approved within buffer distances specified in EPA guidelines. Strongly recommend all operating sites be progressively rehabilitated and have end-of-mining land use planned so appropriate rehabilitation can be put in place from initiation. Pinnacles is geoheritage site. Anticipated geoheritage sites on State Register protected from incompatible activities by relevant government agencies including local government.”</p> <p>2. Recommended revised wording for Section 3.3.</p> <p>i) Expand first statement of Section 4.4.3 to include “Proposals to rezone, subdivide or redevelop require an assessment of the potential for land use conflict particularly between farming, residential activities</p>	<p>2.</p> <p>i) Uphold.</p>	<p>2i. Uphold: Support inclusion of text provided by DMP in Section 4.4.3 of the Strategy.</p>

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		<p>and mining".</p> <p>ii) Expand final conclusion of Section 4.12 p.37 to include "amend local planning schemes to include current tenements, long term licences, and resource areas specified within SPP 2.4, in an appropriate zone".</p> <p>iii) Figure 4B needs to show occurrences of diatomite, gypsum, glauconite, phosphate, coal and heavy mineral sands. See Figure 1 attached.</p> <p>iv) GSWA strongly recommends Resource Potential for Land Use Planning – Titanium-Zircon Mineralization data also added (see Figure 2). By informing stakeholders of potential titanium-zircon mining areas, future land use conflicts can be reduced and sequential land use planning can be facilitated.</p> <p>v) Figure 2 highlights possible titanium-zircon resources on eastern side of Cockleshell Precinct. All rezoning proposals in this area need to be referred to DMP.</p> <p>vi) Northeastern portion of East Cervantes Precinct located 500-1000m from titanium-zircon Strategic Mineral Resource Protection Area where mining may occur in future. Notifications on new subdivision titles requested.</p> <p>vii) Expand final paragraph of Section 10.2 to ensure conservation rezoning proposals do "not conflict with access to areas with known or high potential for basic raw materials, minerals or petroleum resources". GSWA has serious concerns about potential impact conservation covenants may have on exploration and extraction activities, particularly conservation covenants that explicitly deny landowners the right to conduct, permit or consent to</p>	<p>ii) Uphold.</p> <p>iii) Uphold.</p> <p>iv) Uphold.</p> <p>v) Noted.</p> <p>vi) Noted: Can be addressed at subdivision stage.</p> <p>vii) Uphold</p>	<p>2ii. Uphold: Support inclusion of text provided by DMP in Section 4.12 of the Strategy.</p> <p>2iii. Uphold: Support the representation of mines and mineral deposits identified by DMP on a map in the Strategy. A new plan showing mines and mineral deposits is to be inserted into the Strategy.</p> <p>2iv. Uphold: Support the representation of potential titanium-zircon mining areas identified by DMP on a map in the Strategy. A new plan showing titanium-zircon mineralization is to be inserted into the Strategy.</p> <p>2v. Note.</p> <p>2vi. Note.</p> <p>2vii. Uphold: Support inclusion of text provided by DMP in Section 10.2 of the Strategy.</p>

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		<p>investigations or explorations for minerals, petroleum etc. GSWA opposes proposals of this type in areas with known significant mineral, petroleum or geothermal energy prospectivity.</p> <p>viii) Requirement for 1000m separation distance from sensitive land uses for sand, limesand, gravel and limestone operations under Appendix 1 is excessive. EPA stipulates 300-500m.</p> <p>ix) Expand final point of Appendix 2: "It will not sterilize land with potential for urban expansion or other long term land needs such as mining".</p>	<p>viii) Uphold: Modify text to require 300 - 500 metre separation distance (Also see 5d).</p> <p>ix) Uphold</p>	<p>2viii. Uphold: Support Council's recommendation to modify the text in Appendix 1 in accordance with EPA guidelines.</p> <p>2ix. Uphold: Support inclusion of text provided by DMP under Strategic Considerations in Appendix 2 of the Strategy.</p>
16	LandCorp	Comments are all directed towards Local Tourism Planning Strategy.	Noted.	Note.
17	Ardross Group	<p>Submitter makes the following comments:</p> <ol style="list-style-type: none"> Figure 8, along with Figures 1 & 7, should be amended to show Lot 102 (south of Hill River and east of Hill River Heights) as part of Southern Beekeepers Nature reserve, not Ardross East Precinct. Refer to Figure B of submission. Recommendation of EPA Bulletin 1031 for triangular portion of Lot 9014 (east of Indian Ocean Drive and south of Stock Route) to be earmarked for conservation should be reflected on Figure 8. Refer to Figure B of submission. Typographical errors in Table 3 should be corrected and Table 4 should be updated as set out in submission. Ardross North Precinct sandwiched between town, Jurien Bay Heights, Stock Route and Hill River. LPS identifies this area for expansion of Jurien Bay townsite. Portion west of Indian Ocean Drive bypass can fulfill this role. Jurien Bay's expansion can largely be accommodated by Ardross East Precinct. Logical use of Ardross North Precinct is rural residential. Meets 	<p>1. Uphold: Modify Figures 1, 7 and 8 accordingly.</p> <p>2. Uphold: Modify Figure 8 accordingly.</p> <p>3. Uphold: Modify Tables 3 and 4 accordingly.</p> <p>4. Uphold: This property is ideally located to extend and round off rural residential subdivision to the south. Identifying this land for future rural living creates an opportunity to provide an alternative road connection back to the townsite from the south. It would also provide opportunities for conservation and the creation of a reserve for the Hill River. Council</p>	<p>1. Uphold: Support Council's recommendation to modify Figures 1, 7 and 8.</p> <p>2. Uphold: Support Council's recommendation to modify Figure 8.</p> <p>3. Uphold: Support Council's recommendation to modify Tables 3 and 4.</p> <p>4. Dismiss. The assessment of the Ardross North Precinct and the assessment of the availability of other rural living opportunities within PU1 and PU2 will be considered as part of the preparation of the (expanded) Coastal Strategy that will incorporate a wider</p>

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		<p>objectives of SPP 3 and SPP 2.5. Portion of Hill River passing through Lot 9014 is only section of river in 15Km not protected by reserve. Figure C of submission illustrates how reserve link could be provided consequent to identification of Ardross North Precinct for rural residential.</p> <p>5. Lot 10600 at corner of Jurien East Road and Mumbine Road acquired by Ardross for potential airport site in the event of land use incompatibility surrounding Jurien Bay Air Strip. Since then, Jurien Bay Air Strip has been upgraded to sealed status, making relocation less likely. LPS shows land north of Lot 10600 to be next stage of rural living with arrows north and south. Given release of revised water source protection plan, Ardross supports identification of this potential and Lot 10600 has potential for rural living whether eastern portion is developed as airport or not. Ardross believes, however, that Ardross North Precinct should be next stage of rural living.</p> <p>6. Ardross supports indication at Figure 7 that southern portion of Marine Fields has potential for Special Residential. Negotiations with Water Corporation indicate feasibility of reticulated water. Special residential development would support commercial and social services in Cervantes. Approved plan of subdivision between developed portions of Marine Fields and suggested Special Residential area shows subdivision into lots of around 40ha. This is considered inefficient use of zoned land. Revised plan of subdivision should be priority ahead of new zonings in East Cervantes Precinct.</p> <p>7. Figure 4B shows East Cervantes Precinct subject of existing approved tenement/licence for basic raw materials. Prioritizing revised plan for Marine Fields provides opportunity to complete extraction of basic raw materials before subdivision.</p> <p>8. Understand owner of Lot 10601 may also make</p>	<p>supports the inclusion of the Ardross North Precinct as a "next stage of zoning for rural living" with broader planning matters raised above to be addressed as part of more detailed planning.</p> <p>5. Noted: Refer to Shire Response 14a).</p> <p>6. Noted.</p> <p>7. Noted: The Department of Mines and Petroleum does not object to the identification of East Cervantes Precinct for future rural living. The need to sequence land uses in that precinct can be considered as part of reviewing future rezoning and subdivision proposals for that precinct. Planning and</p>	<p>Jurien Bay/Cervantes area, the outcome of which will be incorporated into the amalgamated LPS.</p> <p>5. Dismiss. The identification of Lot 10600 as rural living or as a possible future airport site has not been subject to formal advertising. The assessment of this site and the assessment of the availability of other rural living opportunities within PU1 and PU2 will be considered as part of the preparation of the (expanded) Coastal Strategy that will incorporate a wider Jurien Bay/Cervantes area, the outcome of which will be incorporated into the amalgamated LPS.</p> <p>6. Note. The identification of the southern portion of Marine Fields for Special Residential and the assessment of the availability of other rural living opportunities within PU1 and PU2 will be considered as part of the preparation of the (expanded) Coastal Strategy that will incorporate a wider Jurien Bay/Cervantes area, the outcome of which will be incorporated into the amalgamated LPS.</p> <p>7. Note.</p> <p>8. Note.</p>

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		submission. Written support sought from Ardross. Ardross makes no comment and written support not provided.	approvals for Marine Fields are a separate matter. The identification of both areas for future subdivision is supported by Council. 8. Noted.	
18	Land Insights on behalf of the owner of Lot 501 Jurien East Road, Jurien Bay 29 July 2011	Submitter makes the following comments: 1. Site should be included in Cockleshell Rural Living Precinct because no longer within P1 groundwater source protection area, physical and environmental characteristics are suitable, and has good access and is close to Jurien Bay. 2. Strongly recommended priority area shown affecting property in draft LPS be removed. 3. Site provides more appropriate opportunity for rural living than land identified to the east in Cockleshell Precinct when considering key land qualities of waterlogging and phosphorous export risk. Vegetation in northern half of site better quality. Southern portion cleared in the past. Support Council's view in relation to water supply. Provision of reticulated water supply likely to be onerous on developer and in many cases not physically possible given limited resources.	1. Uphold: Lot 501 was not identified for rural living in the advertised LPS due to its proposed inclusion in a P1 Priority Drinking Water Source Area and an understanding that the landowner therefore only had intentions to continue to operate quarrying activities. These circumstances have now changed or are in the process of being changed. The property is considered ideally located and suitable for future rural living and should therefore be included in the Cockleshell Precinct. 2. Uphold in Part: The existing P1 classification of the land be removed in relevant figures and the approved classification of P2 be shown. 3. Noted.	1. Dismiss. The identification of Lot 501 as rural living has not been subject to formal advertising. The assessment of this site and the assessment of the availability of other rural living opportunities within PU1 and PU2 will be considered as part of the preparation of the (expanded) Coastal Strategy that will incorporate a wider Jurien Bay/Cervantes area, the outcome of which will be incorporated into the amalgamated LPS. 2. Uphold: The Local Planning Strategy will be modified to reflect the changes proposed by the Jurien Water Reserve. 3. Note. The Local Planning Strategy supports the provision of a reticulated water supply for rural living proposals in accordance with SPP 2.5.
19	Land Insights on behalf of the owner of Lot 501 Jurien East Road, Jurien Bay 26 August 2011	Submitter makes the following additional comments: 1. Landowner will be progressing rural residential subdivision of site in future. Submission made on draft LPS with view to ensuring site is included within rural residential precinct. 2. Council recently issued planning approval for Extractive Industry on site. Extractive Industry Licence still to be obtained. Presence of extractive industry will not prejudice future rural residential use. Extraction of basic raw materials before site being developed supported by SPP 2.4 and many local planning strategies. Rural	1. Uphold: Refer to Shire Response 18.	1. Dismiss: Refer to response for submission 18 from same respondent. 2. Note.

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		residential use will not occur for 5 years (finalization of strategy, rezoning, structure plan, subdivision). Decision about timing will be based on commercial considerations. Extent of extractive industry very small. Area of extraction easily rehabilitated to ensure suited to rural residential.		
20	Turner Master Planners Australia Lot 24 Springhill Road (cnr Mumbine) Hill River	<p>Submitter makes the following comments:</p> <ol style="list-style-type: none"> 1. Stage 1 Development application for private airport and flight school submitted to Shire on 13 May 2009. Shire received informal advice from DoP that use classification unsuitable and could not be approved. Shire suggested initiating rezoning. Following liaison with DoP and Shire, planning approval granted on 11 November 2010. Proposal for airstrip, primarily for pilot training facility. Development will comprise flight school, hangars and accommodation block. Initial application for 20 students plus staff and facilities was approved. Up to 200 students could be accommodated if approved for future development. Intention of Falcon Aviation to train cadet pilots from overseas airline. 16 month approval delay and shift in world economy have affected owner's ability to finance. Addition of Airpark (stage 2) increases prospect of obtaining finance. 2. Stage 2 Submitted rezoning proposal on 1 October 2009. 1Km runway on 23ha site. Airpark covering 109ha incorporating 139 lots with minimum area of 4000m². 4.1ha for flight school. 3.3ha for hangars and hangar houses. Aerodrome business and support sites comprising 10 lots of 2200m² each. Rezoning put on hold by Shire pending WAPC approval of LPS. 3. Modified Proposal Based on Shire advice, revised Development Guide Plan proposes 88 Airpark lots with 1ha minimum. 	<ol style="list-style-type: none"> 1. Noted: The existing approved development is for an airstrip and pilot training facility, accommodation for 20 students plus staff. The development is not on a reticulated water supply. 2. Noted: Council advised that it may support up to 88 lots in the second stage 3. Noted: The proposal for reticulated, non-potable water supply only, in addition to rainwater from roof catchments, is inconsistent with WAPC required modifications to the draft 	<p>1-2. Dismiss. The identification of Lot 24 Springhill Road as an airpark has not been subject to formal advertising. The assessment of this site and the assessment of the availability of other rural living opportunities within PU1 and PU2 will be considered as part of the preparation of the (expanded) Coastal Strategy that will incorporate a wider Jurien Bay/Cervantes area, the outcome of which will be incorporated into the amalgamated LPS.</p> <p>3-4. Dismiss: The Local Planning Strategy supports the provision of a reticulated water supply for rural living proposals in accordance with SPP 2.5. For lots of 4ha</p>

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		<p>Developer/body corporate will provide reticulated non-potable water supply in addition to rainwater from roof catchments. Will not prove groundwater supply until scheme amendment has been initiated.</p> <p>4. Justification for Airpark Separated from existing townships and settlements to minimize impact of aircraft on residential areas but accessible to Jurien Bay and Cervantes Flying enthusiasts have developed hangar-houses at Serpentine airport. Springhill Airpark proposes that type of development; house fronting road, hangar fronting runway. Airpark will also comprise aeroplane commuters and farmers located east of Springhill. Fly-in residence near coast and facilities will be major attraction. Does not strictly conform to WAPC settlement policy because not normal urban use. Similar to canal development where people wish to have boat with residence for ready access to water. Not a rural subdivision. 1ha adequate for dwelling, hangar, water tank and garden or outdoor area with reasonable separation between dwelling and taxiway or runway. Staggered house locations will provide flexibility in street scene and enables separation between houses. Will generate employment. Demand from rural hinterland and aeroplane enthusiasts.</p> <p>5. Planning Policies SPP 2.5 recognizes need to foster economic well-being of rural communities through economic diversification. Also guided by need for rural settlement opportunities if sustainable and of benefit to community. Shire has decided Airpark and flight school will be beneficial to community through additional employment, population and support of existing community services. Aspects of Rural Residential and Rural Smallholdings zones apply. Proposal for 1ha lots with reticulated non-potable</p>	<p>strategy. Council does not believe a reticulated water supply is required to support this development if a suitable alternative to rainwater from roof catchments is demonstrated and there is appropriate attention to water planning and management. The proponent will need to demonstrate a suitable water supply as part of progressing rezoning of the land. Council maintains this position in relation to other more conventional rural living proposals as well and believes proposals should be considered on their merits rather than requiring reticulated water, or a licensed water supply</p> <p>4. Noted: Council supports a more flexible approach to the provision of a potable water supply for rural residential subdivision. On this basis, Council supports the identification of this land for the proposed use subject to more information being provided at the rezoning stage to demonstrate a suitable water supply</p> <p>5. See d) above</p>	<p>or less, should an alternative to a reticulated water supply be proposed, it must be demonstrated that a reticulated water supply is not available. Where a reticulated supply is demonstrated to be not available, or the individual lots are greater than 4ha, the WAPC may consider a fit-for purpose domestic potable water supply, which includes water for fire fighting. The supply must be demonstrated, sustainable and consistent with the appropriate standards for water and health.</p> <p>5-7. Dismiss. The identification of Lot 24 Springhill Road as an airpark has not been subject to formal advertising. The assessment of this site and the assessment of the availability of other rural living opportunities within PU1 and PU2 will be considered as part of the preparation of the (expanded) Coastal Strategy that will incorporate a wider Jurien Bay/Cervantes area, the outcome of which will be incorporated into the</p>

Attachment 4 - Schedule of Submissions

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		<p>water supply falls short of SPP 2.5 requirement but satisfies DC 3.4 requirements.</p> <p>6. Local Planning Strategy Proposals Logical extension to existing rural living estates. Accept some grouping of contiguous and compatible development, such as aerodrome and Flight School, on eastern side of Munbinea Road. Standard planning policies appropriate for rural living cannot apply. Springhill Park will create its own demand. Support Shire taking issue with requirement for reticulated water supply imposed through WAPC modifications to LPS but not prepared to forego approval if WAPC deems reticulated water supply mandatory. Zone Rural Smallholdings to avoid mandatory requirement for connection to reticulated water or provide air-to-water machine to each dwelling house as part of sale package.</p> <p>7. Conclusion Policy is a guide and all proposals must be looked at on merits. LPS should be modified to include recognition of approved Springhill aerodrome and Flight school as development node, WAPC acceptance of Shire's position in relation to water supply for rural living areas, and specific reference to the proposed Airpark, proposed amendment and modified proposal, including Development Guide Plan. Not fair to have to wait for amendment to be considered pending finalization of LPS. Seek immediate agreement to initiate amendment submitted 1 October 2009.</p>	<p>6. See d) above</p> <p>7. Uphold: That the LPS be modified to reflect the approved Stage 1 and to support Stage 2 as proposed for up to 88 lots for hangar/rural living purposes tied to the use of the aerodrome and flying school activities so that it remains an aviation themed rural living estate. The details of services, including provision of water and other planning and development issues to be addressed in a Scheme Amendment.</p>	amalgamated LPS.
21	Department of Water (DoW)	<p>The DoW comments:</p> <p>1. Suggested format be restructured to provide strategic framework highlighting Shire objectives and priority actions, as outlined in Local Planning Manual: A guide to the preparation of local planning strategies and local planning schemes in Western Australia (WAPC, 2010).</p>	<p>1. Dismiss: The draft Strategy was prepared prior to preparation of the guidelines. The Manual is only a guide. Restructuring is not required and would cause further delays in finalizing the Strategy.</p>	<p>1. Uphold: The Strategy is to be modified to follow the format set out in the Local Planning Manual.</p>

Attachment 4 - Schedule of Submissions

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		<p>2. Matters relating to protection or use of water resources should be referred to Department of Water, not DEC or DoE.</p> <p>3. DoW does not object to removal of Bassendean Precinct SCA subject to local planning scheme being amended to include adequate alternative planning mechanisms (as outlined in Appendix 2) to ensure land use and development does not degrade environmental values. Suggested approach is to require A and D uses in Rural zone to be assessed against factors listed in Appendix 2.</p> <p>DoW supports inclusion of public drinking water source areas as SCAs in local planning scheme.</p> <p>4. DoW supports WAPC direction regarding inclusion of appropriate policy guidance for development of rural living lots under SPP 2.5 and DC 3.4. In apparently drying climate, provision of secure water supply is key to ensuring sustainable development.</p> <p>5. 4.0 Strategic Planning Context - This section should list relevant planning documents including:</p> <p>Western Australian State Sustainability Strategy 2003 State Water Strategy for Western Australia 2003 State Water Recycling Strategy 2008 SPP 1 State Planning Framework Policy (Variation No.2) SPP 2 Environment and Natural Resources SPP 2.4 Basic Raw Materials SPP 2.6 State Coastal Planning Policy Better Urban Water Management (WAPC, 2008)</p> <p>Suggested this section be divided into sections of Environment, Economy and Social with clearly stated strategic objectives and actions.</p> <p>6. 4.4.4 Management of Natural Resources - Reference to DEC should be amended to DoW.</p> <p>7. Recommendation to include water supply protection areas in SCAs supported.</p>	<p>2. Uphold: Make the appropriate modifications to correctly refer to the DoW.</p> <p>3. Uphold: Strategy to recommend amendment to Local Planning Scheme No.7 to include adequate alternative mechanisms to ensure land use and development do not degrade environmental values. The Shire to further consult Department of Water regarding appropriate Strategy provision and the composition of such an amendment.</p> <p>4. Noted. Information obtained by Shire from residents of existing rural living estates in the Shire shows residents have a secure water supply without connection to reticulated water. Requiring a higher level of infrastructure provision is not considered sustainable development</p> <p>5. Noted: The Council does not see the benefit these suggested modifications would bring. The WAPC will determine whether these modifications are required</p> <p>6. Uphold. Amend the LPS accordingly.</p> <p>7. Noted</p>	<p>2. Uphold: The Strategy is to be modified where required to refer to the DoW.</p> <p>3. Uphold: Support Council's approach</p> <p>4. Uphold: The Local Planning Strategy supports the provision of a reticulated water supply for rural living proposals in accordance with SPP 2.5.</p> <p>5. Uphold: The Strategy will be modified to include reference to relevant planning policy documents.</p> <p>6. Uphold: Relevant text in the Strategy will be modified accordingly.</p> <p>7. Note.</p>

Attachment 4 - Schedule of Submissions

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		<p>8. 4.6 Water Resources (SPP 2.9) Reference should be made to Better Urban Water Management (WAPC, 2008) which provides guidance on implementation of SPP 2.9 as requirement of State Water Strategy for Western Australia (Government of WA, 2003). Text should be included describing requirement for implementation of BUWM at regional, district and local stages of planning.</p> <p>9. DoW requests submission of District Water Management Strategy. Minimum requirements listed in Section 4.3 of BUWM. Shire may choose to address all relevant district-level issues in Section 4.2 to ensure adequate guidance for future local-level planning. Acknowledged some district-level water planning requirements have been included. BUWM checklist will assist in identifying information gaps. All water information and issues should be included in DWMS and included as appendix to LPS or in dedicated water resource section. Development of DWMS will require advice from DoW or other relevant agencies.</p> <p>10. 4.7 Public Drinking Water Source Policy (SPP 2.7) Revised Drinking Water Source Protection Review (June, 2011) presents proposed boundary of reserve reflecting outcome of ongoing stakeholder consultation since 2009 plan was published. All references to land previously identified as within P2 area north of Jurien East Road should be amended. Local planning scheme should include proposed Jurien Water reserve boundary, P1, P2 and wellhead protection zones as SCA, consistent with SPP 2.7.</p> <p>11. Replace "current/approved uses" with "existing approved land uses or activities" in third bullet</p>	<p>8. Uphold: Include a reference to BUWM and additional text describing the requirement for implementation of the BUWM framework.</p> <p>9. Noted: Council does not understand the water management matters the Department of Water seeks to be addressed. Council will not embark on preparation of a District Water Management Strategy as part of the local planning strategy due to the delays this would cause. Council is prepared for the Shire to have further discussions with the Department of Water about water management matters that can be relatively easily and quickly addressed within the context of the existing strategy and the information the Department of Water has in that respect.</p> <p>10. Uphold</p> <p>11. Uphold</p>	<p>8. Uphold: Relevant text in the Strategy will be modified accordingly.</p> <p>9. Dismiss: The Strategy includes some district-level water management information and a District Water Management Strategy is not considered to be relevant at this stage as the Strategy only covers the rural areas of the Shire. The main development pressures within the Shire surround Jurien Bay and it is recommended that a DWMS is undertaken as part of the development of the Coastal Strategy, in coordination with the DoW.</p> <p>10. Uphold: The Jurien Water reserve boundary, P1, P2 and wellhead protection zones to be identified on all relevant Strategy maps.</p> <p>11. Uphold: Text to be amended accordingly.</p>

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		<p>point at top of p 26 and use DoW definitions of P1, P2 and P3 (as per Water Quality Protection Note: Land Use Compatibility in Public Drinking Water Source Areas). The Land Use Compatibility Table not to be used to support rezoning. DoW Water Quality Protection Note 54: Rezoning and Subdivision of Land in PDWSA provides guidance. Reference to DEC and DoE on p 27 should be amended to DoW. Add additional point to 6.2.3:</p> <p>"All development proposals within the water supply area inconsistent with DoW's Water Quality Protection Note: LUCT or recommendations in current DWSP plans should be referred to DoW for advice and recommendations." p 26 Planning Considerations 2nd dot point</p> <p>Not possible to set 'indicative water allocation' for usage from future private bores that may result from rezoning proposals, other than that which already exist. Following comments also relate to Section 9.11:</p> <p>Sustainable allocation limits for Jurien groundwater area reviewed during development of Jurien allocation plan (DoW, 2010). DoW considered storage and recharge, environment and domestic requirements in determining limits and volumes potentially available for licensing. 280 000 kL/yr available from Cervantes superficial aquifer for exempt unlicensed purposes (eg. Domestic) at April 2010 calculated using existing lot sizes for land zoned Rural and subject to change depending on degree and timing of intensification of future rural living. DoW can advise on potential water quantity and quality likely to be available from superficial aquifer for domestic use when LPS is endorsed or earlier for specific rezoning proposals.</p> <p>12. In relation to points regarding groundwater allocation for domestic use under 4.7 Public</p>	12. Dismiss: Restructuring is not required and would cause further delays in finalizing the	12. Uphold: The Strategy is to be modified to follow the format set out in the

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		<p>Drinking Water Source Policy (SPP No.2.7): Planning Considerations (p26), these points would be more appropriately addressed in specific section on water resources or land use risk.</p> <p>13. Groundwater Abstraction and Protection P 28 4.8.1 Replace existing sentence with the following: “The intensification of land use in the Rural zone can increase contamination risk to ground and surface water, for example through increased use of chemicals and fertilisers and greater production of nutrients. This must be appropriately managed.”</p> <p>14. 7.0 Demand for Lots p 63 7.2.1: Lot 1 no longer within proposed Jurien Water Reserve</p> <p>15. p 64 7.2.2: Loc 3924 is within P2 area of Cervantes Water Reserve – should be stated.</p> <p>16. 8.0 Strategy for Future Subdivision and Development p 69 8.2.2: Cockleshell precinct no longer within proposed Jurien Water Reserve (update table on p 72). p 69 8.2.2: East Cervantes Precinct in P2. p 73 8.2.2.1: Lot 501 no longer within proposed Jurien Water Reserve. p 79 8.3.1: Part of area identified in Figure 10 for rezoning/subdivision/development is within P3 of Badgingarra Water Reserve. Proposals should be guided by LUCT and DWSP.</p> <p>17. 9.0 Additional Planning and Development Issues p 100 9.3 point 3: DoW does not regulate domestic bores in superficial aquifers. Advice can be provided on bore design and location.</p> <p>18. 9.11: Include provision of water in a DWMS. Key consideration on planning for development, in accord with SPP 2.9. Not considered ‘Additional’ planning and development issue.</p> <p>19. Appendix 2</p>	<p>Strategy.</p> <p>13. Uphold</p> <p>14. Noted</p> <p>15. Uphold</p> <p>16. Uphold</p> <p>17. Uphold</p> <p>18. Noted: Refer to Shire Response 21i). Uphold: need to make reference to SPP 2.9 as a ‘key consideration on planning and development not in ‘strategy’.</p> <p>19. Uphold</p>	<p>Local Planning Manual.</p> <p>13. Uphold: Text to be amended.</p> <p>14. Uphold: Text to be amended.</p> <p>15. Uphold: Text to be amended.</p> <p>16. Uphold: Text to be amended.</p> <p>17. Uphold: Text to be amended.</p> <p>18. Dismiss: Refer to response for submission 9.</p> <p>19. Uphold: Text to be amended.</p>

Attachment 4 - Schedule of Submissions

No.	Respondent	Summary of Submission	Council's Recommendation	WAPC response
		<p>Replace 8th dot point on p 125 with: "Demonstrate existing pre-development hydrological regime will be maintained or enhanced where possible."</p> <p>20. Monitoring and Review Strategy will need to respond to future changes in state and regional policy as well as changes in local circumstances and priorities. May be done through occasional updates as well as periodic comprehensive reviews. Recommended comprehensive review be undertaken at least every five years in conjunction with scheme review. Background information should be updated more frequently in response to availability of information or changes which may not have been foreseen at time of formulating strategy.</p>	20. Noted	20. Note.

Advertised Sites:

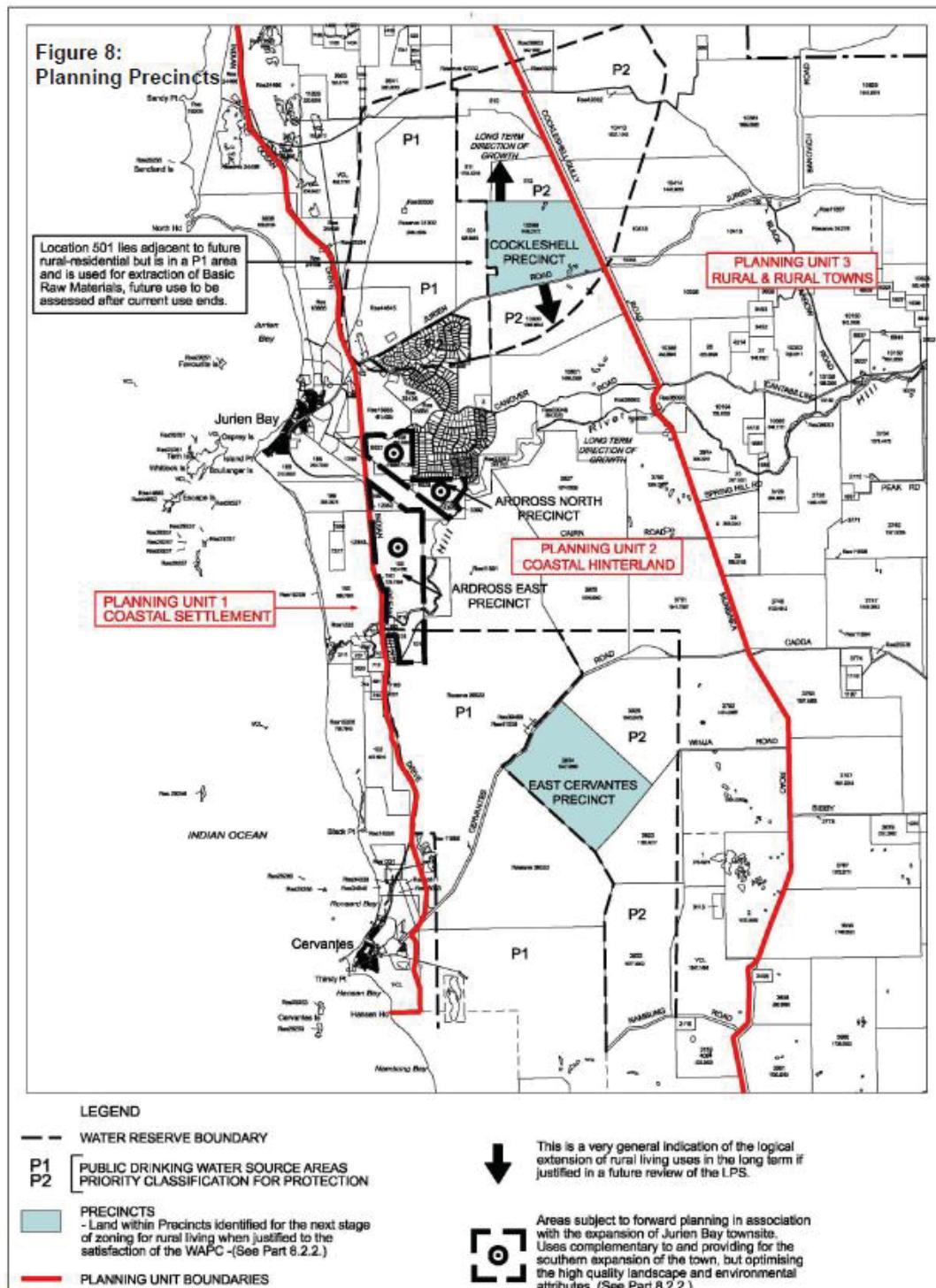
Sites for the next stage of development:

1. *The Cockleshell Gully precinct* - 1429 ha of Rural zoned land approximated to yield 300 lots (average lot size 6ha). The proponent would need to justify suitability of timing for rezoning and subdivision.
2. *The East Cervantes precinct* - 1847 ha of Rural zoned land 10km from Cervantes townsite and the subject of an existing proposal for composite agriculture.

Sites for future expansion:

3. *Ardross North precinct* - 538 ha of Rural zoned land adjacent to Jurien Bay townsite and Alta Mare rural residential estate. The draft LPS proposes that this area remain Rural, however that there may be development opportunities for the precinct in conjunction with the future expansion of Jurien Bay.
4. *Ardross East precinct* - a substantial portion of Rural zoned land adjacent to the Special Development zone (which is subject to the Turquoise Coast Structure Plan). Again, the draft LPS proposes that future uses within this precinct need to be in context of the expansion of Jurien Bay.

Attachment 5 - Advertised Sites

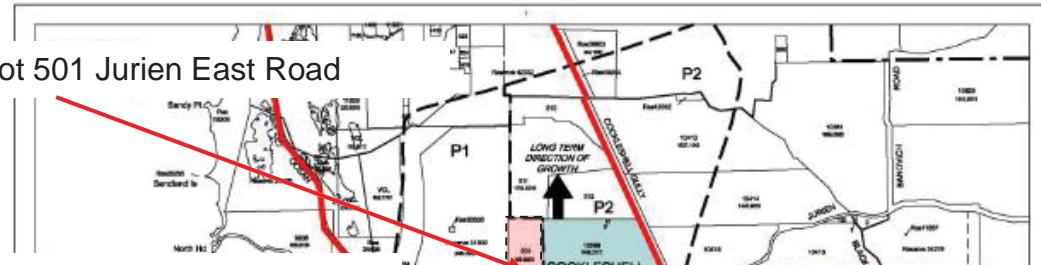


Additional Sites (from submissions):

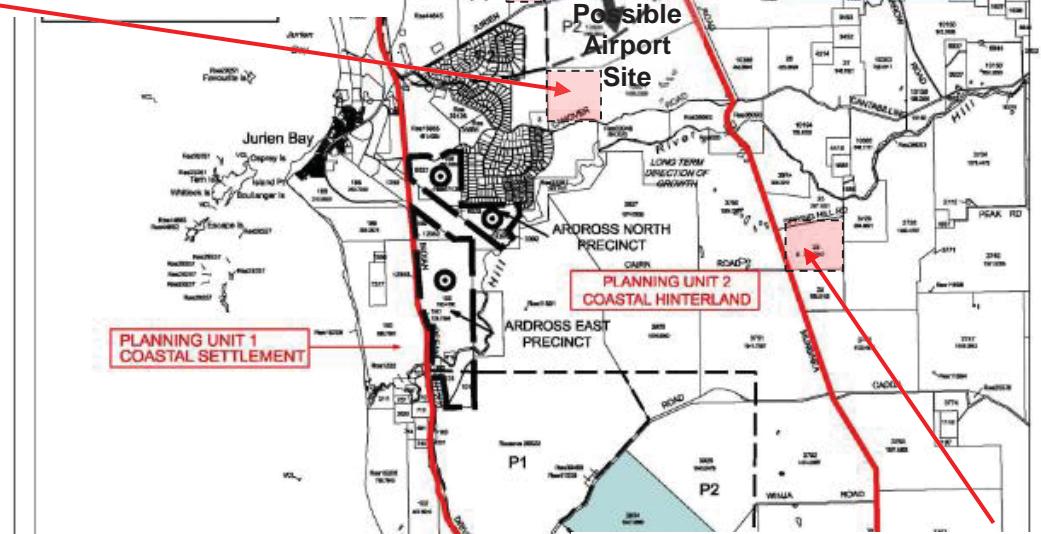
1. ***Lot 501 Jurien East Road*** - 528.6583 ha of 'Rural' zoned land adjacent to the Cockleshell Precinct and within 10km of Jurien Bay townsite. It is proposed that the whole site be included within the Cockleshell rural living precinct.
2. ***Portion of Lot 10601 Jurien East Road*** - 1498.2ha of 'Rural' zoned land adjacent to the rural living estate at Canover Road and within 7.5km to 13km of Jurien Bay townsite. It is proposed that 30% of the western portion of the site be included within a rural living precinct.
3. ***Lot 24 Springhill Road, Hill River*** - 383 ha of 'Rural' zoned land adjacent to Munbinea Road. It is proposed that the site is utilised as a private airport with flight school, hangars and accommodation. Approximately 88 rural living/hanger lots are proposed for Stage 2 of this sites development.

Attachment 6 - Additional Sites

Site 1 - Lot 501 Jurien East Road



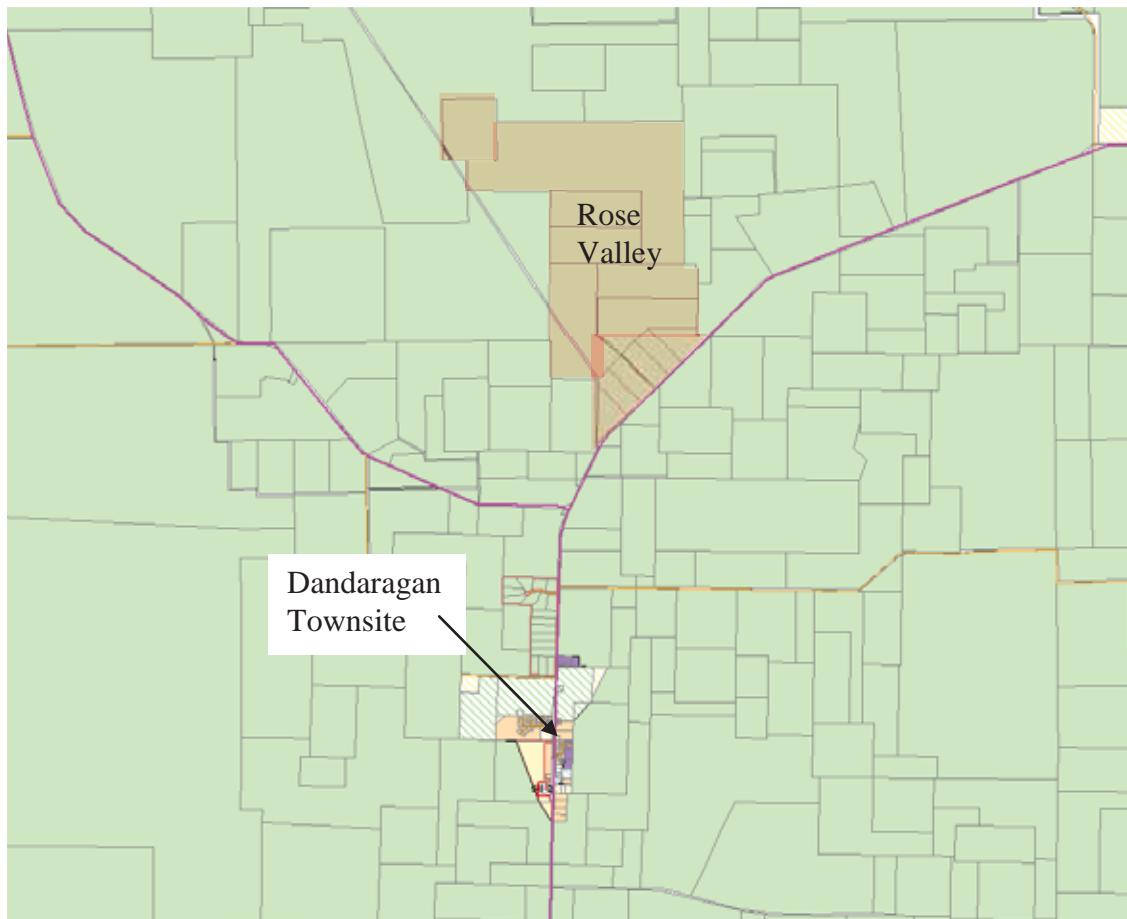
Site 2 - Portion of Lot 10601 Jurien East Road



Site 3 - Lot 24 Springhill Road, Hill River



Attachment 7 - Rose Valley Subdivision area



Attachment 8 - Schedule of Modifications

Shire of Dandaragan Local Planning Strategy Rural Land Use and Rural Settlement Schedule of Modifications

1. Undertake typographical, editorial and factual agency input edits as agreed at officer level (*Shire and DoP to undertake*)

To respond to submissions from local service agencies

2. Modify Figure 8 by including the following text adjacent to the Cockleshell Precinct "Subject to Amendment 11" (*Shire to undertake*)

To illustrate that this sites suitability for rural living will be determined through the amendment process

3. Modify Figure 8 to amend the Jurien Water Reserve boundary, P1 and P2 areas, in accordance with the Jurien Water Reserve, Drinking Water Source Protection Review, June 2011 by the Department of Water (*Shire to undertake*)

To respond to the submission by Department of Water

4. Modify the text on Figure 8 relating to Location 501 to recognise the removal of the P1 water classification over this site by removing the text "but is in a P1 area" (*Shire to undertake*)

In accordance with the removal of the classification over this site in modification 4 above

5. Update Figures 9 and 10 in order to improve mapping (*DoP to undertake*)

To update and improve mapping within the Strategy

6. Modify Figure 10 to include lots 8, 9 and 10 Dandaragan Road, Rose Valley, within the area of future subdivision (*DoP to undertake*)

To respond to submissions by landowners

7. Modify Figure 10 to include the following text adjacent to the Rose Valley subdivision area 'Rose Valley subdivision area, subject to a minimum average lot size of 10ha' (*DoP to undertake*)

To maintain and protect the existing surrounding amenity and existing pattern of subdivision already established in this area

8. Modify Figure 10 by increasing the buffer at the Dandaragan landfill site from 150m to 500m (*DoP to undertake*)

Attachment 8 - Schedule of Modifications

To respond to the submission by Department of Environment and Conservation and comply with EPA guidelines

9. Update Figures 11 and 12 in order to improve mapping (*DoP to undertake*)

To update and improve mapping within the Strategy

10. Modify Figure 12 by removing the P3 water reserve area from the Badgingarra subdivision precinct.

To respond to the submission by Department of Water

11. Inclusion of an overall Strategy map (*DoP to undertake*)

To provide a diagrammatic representation (spatial plan) of strategic landuses, development, infrastructure and natural resources for the whole Shire

12. Restructure the Strategy format in accordance with the guidelines outlined in the WAPC's Local Planning Manual, March 2010 (*DoP to undertake*)

To respond to the submission by Department of Water and to make the Strategy clearer to understand and read

Advice

The Shire of Dandaragan is encouraged to liaise with Department of Water officers during the progression of the Coastal Strategy to discuss the inclusion of Better Urban Water Management principles and relevant components of a District Water Management Strategy.



ITEM NO: 9.2

WESTERN AUSTRALIAN PLANNING COMMISSION AND DUAL (LOCAL GOVERNMENT AND WAPC) DEVELOPMENT APPLICATIONS DETERMINED BY DEVELOPMENT ASSESSMENT PANELS 2011-2012

WAPC OR COMMITTEE:

Statutory Planning Committee

REPORTING AGENCY: Department of Planning
REPORTING OFFICER: Manager Committee Support
AUTHORISING OFFICER: Executive Director Governance and People Services
AGENDA PART: A
FILE NO: DP/11/00923
DATE: 29 August 2012
ATTACHMENT(S): WAPC and dual (Local Government and WAPC) applications determined by Development Assessment Panels during 2011-2012 financial year

RECOMMENDATION:

That the Western Australian Planning Commission (WAPC) resolves to:

1. *note the attached WAPC and dual (Local Government and WAPC) applications determined by the Development Assessment Panels (DAPs) for the period 1 July 2011 to 30 June 2012;*
2. *request that the DAP Secretariat prepare a bi-annual report to the SPC on WAPC and dual (Local Government and WAPC) development applications determined by DAPs;*

SUMMARY:

The key points relating to this report are as follows:

- Report on WAPC and dual (Local Government and WAPC) development applications determined by DAPs for the period 1 July 2011 to 30 June 2012.

BACKGROUND:

The Development Assessment Panels (DAPs) came into operation on 1 July, 2011. There are 15 panels that operate across the State of Western Australia. It was estimated that in the first year of operation the DAPs would determine approximately

126 applications. At the 30 June, 2012 a total of 157 development applications had been submitted to the DAP Secretariat.

Overall there has been a relatively smooth transition to DAPs. The *Planning and Development (Development Assessment Panels) Regulations 2011* (DAP Regulations) are currently under review and the revised DAP Standing Orders 2012 were released in July, 2012.

A review of the DAPs process is currently in place following the first twelve months of operation.

The authority for WAPC to determine development applications was transferred to the Development Assessment Panels when they came into operation on 1 July 2011. *The Planning and Development (Development Assessment Panels) Regulations 2011* states:

“8. Applications to be determined by DAPs

- (1) Despite any other provision of the Act or a planning instrument, any DAP application for approval of development within a district for which a DAP is established –

 - (a) must be determined by the DAP as if the DAP were the responsible authority under the relevant planning instrument in relation to the development; and
 - (b) cannot be determined by the local government for the district or the Commission.

(2) If a DAP application made under a region planning scheme or regional interim development order is for approval of development in more than one district for which a DAP is established, the application is to be determined by the DAP established for the district in which the greater land area of the development is proposed.”

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	<i>Planning and Development (Development Assessment Panels) Regulations 2011</i>
Strategic Plan	
Strategic Goal:	Governance
Outcomes:	Clear accountabilities within a public sector ethos
Strategies:	Refocus and review the WAPC's support functions and associated processes
Policy	
Number and / or Name:	N/A

DETAILS:

Assessment where formerly ‘dual approval’ was required

There are three region schemes currently operating in Western Australia: the Metropolitan Region Scheme (MRS), Peel Region Scheme (PRS), and the Greater Bunbury Region Scheme (GBRS).

In most instances where a local government determines a development application within an area covered by a region scheme, it is a determination under both the local planning scheme and the relevant region scheme. These applications do not get assessed by the WAPC.

Each region scheme makes provisions that set out what development applications require approval from the WAPC under a region scheme. Usually this results in a determination under a local planning scheme and the region planning scheme, a situation which is referred to as a ‘dual-approval’. In such instances, the local government is required to forward a copy of the application to the WAPC within seven days of receipt.

For all ‘dual-approval’ applications, the DAP will be the sole determining authority replacing both the local government and the WAPC. Both the local government and WAPC must assess the application as they normally would, but neither will determine the application.

Instead, both the local government and the WAPC must each prepare a Responsible Authority report containing recommendations on the application. The DAP will then consider both reports and make a determination on the proposal. The determination will be made in accordance with both the local and region schemes. Whilst the DAP has regard to two reports, it makes a single determination on the application.

Following a DAP meeting, a determination letter for the ‘dual approval’ application will be prepared which will either be an approval or refusal under both local and regional planning schemes.

Where only a region scheme approval is required for an application that meets the DAP type and value thresholds, the local government is to forward the application to the WAPC within seven days as normal, with the Region Scheme Form 1 and DAP Form 1 attached.

GOVERNMENT AND CORPORATE IMPLICATIONS:

A review of DAPs is currently underway. Comments received to date include the improvement in timelines for dual approvals.

CONSULTATION:

N/A

COMMENTS:

The attached report is provided as information to the Statutory Planning Committee.

WAPC AND DUAL DEVELOPMENT APPLICATIONS DETERMINED BY DEVELOPMENT ASSESSMENT PANELS - 2011-2012

App Type	Application Status	DAPs Name	Local Government	Application Description	Property Location	Applicant Name & email address	Owner	Development Cost \$	DAPS Application Nature	Date Application Received by LG or when SAT received date (Day 1)	Responsible Authority	Determination decision (approved/refused/ deferred)
Form 1	Determined	South-West JDAP	Harvey	Water Supply Infrastructure (Pipeline)	Multiple lots, Harvey	South West Irrigation Management Cooperative	N/A	\$7,100,000	Mandatory	11/07/2011	LG & WAPC (Dual)	APPROVED
Form 1	Determined	Metro North-West JDAP	Wanneroo	Proposed Pearsall Primary School	Lots 62, 1008, 1009 Cnr Ashbrook Ave and Willespie Drive, Pearsall	TZP	Public Transport Authority	\$10,680,000	Mandatory	31/08/2011	WAPC delegated to Dept of Finance (Primary School on Urban Land)	APPROVED
Form 1	Determined	Metro East JDAP	Swan	Extension of Midland Shopping Centre	Lot 603, 66 & 10 Great Easter Highway	Urbis	Permanent Trustee Australia Pty Ltd	\$150,000,000	Mandatory	7/09/2011	LG & WAPC (Dual)	APPROVED
Form 1	Determined	Metro South-West JDAP	Kwinana	Alcoa TDG Facility	Lot 99 Cockburn Road, Kwinana Beach	DesignInc Perth	Alcoa	\$22,500,000	Mandatory	7/09/2011	LG & WAPC (Dual)	APPROVED
Form 1	Determined	Metro Central JDAP	Melville	Proposed redevelopment and new medical centre	100 Murdoch Drive, Murdoch	Landvision peterd@landvision.com.au	St John of God Health Care Inc	\$160,000,000	Mandatory	9/09/2011	WAPC	APPROVED
Form 1	Determined	Metro North-West JDAP	Wanneroo	Proposed Butler Railway Station, Bus Station and Associated Carparking	Lots 5000, 9312, 9313 & 9314 Butler	Coniglio Ainsworth Architects	WAPC, Housing Authority, Ocean Springs P/L and Butler Land Company P/L	\$23,000,000	Mandatory	21/09/2011	WAPC	APPROVED
Form 1	Determined	Metro West JDAP	Subiaco	Four Storey Mixed Use Commercial Bld with Basement	125-135 Railway Road, Subiaco	Bagot Development Pty Ltd	Various Owners	\$18,500,000	Mandatory	21/10/2011	WAPC	APPROVED
Form 1	Determined	Metro East JDAP	Serpentine-Jarrahdale	Primary School	Lot 505 Kardan Boulevard, West Byford	EIW Architects	Department of Education	\$9,100,000	Mandatory	4/11/2011	WAPC delegated to Dept of Finance (Primary School on Urban Land)	APPROVED
Form 1	Determined	Metro West JDAP	Vincent	Refurbishment to Perth Oval	Lot 350 (310) Pier Street, Perth	Department of Sports and Recreation	City of Vincent	\$95,100,000	Mandatory	22/11/2011	WAPC	APPROVED
Form 1	Determined	Metro East JDAP	Kalamunda	Warehouse & Office	Lot 500 (926) Abernethy Road, Forrestfield	T & Z Architects	Australia Western Railroad Pty Ltd	\$9,900,000	Mandatory	23/11/2011	WAPC	APPROVED
Form 1	Determined	Metro North-West JDAP	Stirling	Mixed Use Development	57 Liege Street, Woodlands WA	MGA Town Planning	Challenger Listed Investments	\$50,000,000	Mandatory	1/12/2011	LG & WAPC (Dual)	APPROVED
Form 1	Determined	Metro East JDAP	Serpentine-Jarrahdale	Proposed Byford High School - Stage 1	Lot 52 (117) Abernethy Road, Byford	Donaldson & Warn Architects	Department of Education	\$22,787,205	Mandatory	2/12/2011	LG & WAPC (Dual)	APPROVED
Form 1	Determined	Metro Central JDAP	Bayswater	Sub Station Upgrade	Lot 1 (220) Coode Street, Morley	simon.collins@westernpower.com.au	Western Power	\$8,890,000	Mandatory	17/04/2012	WAPC	APPROVED
Form 1	Determined	City of Perth LDAP	City of Perth	Proposed 11 Storey Office Building	997-1011 Hay street, Perth	peter.simpson@tpgwa.com.au	Fenestella Pty Ltd	\$41,000,000	Mandatory	24/04/2012	LG & WAPC (Dual)	APPROVED
Form 1	Determined	Metro East JDAP	Gosnells	Beckenham Station Upgrade	Lots 66 & 67 Sevenoaks Street, Beckenham	Coniglio Ainsworth Architects blair@coniglioainsworth.com.au	Commissioner of Railways of Perth	\$6,409,000	Optional	2/05/2012	WAPC	APPROVED
Form 1	Determined	Metro North-West JDAP	Stirling	Upgrade & Extension to Existing Water Corporation Depot & Office	Lot 6849 (240) Balcatta Rd, Balcatta	mike.davis@tpgwa.com.au	Water Corporation	\$13,000,000	Mandatory	31/05/2012	WAPC	APPROVED

App Type	Application Status	DAPs Name	Local Government	Application Description	Property Location	Applicant Name & email address	Owner	Development Cost \$	DAPS Application Nature	Date Application Received by LG or when SAT received date (Day 1)	Responsible Authority	Determination decision (approved/ refused/ deferred)
Form 1	Determined	Metro North-West JDAP	Wanneroo	New Primary School	Lot 445 (35) Beachside Parade, Yanchep	Hugh Gill - Oldfield knott Architects hgill@okarch.com.au	Department of Education	\$13,014,250	Mandatory	13/06/2012	WAPC delegated to Dept of Finance (Primary School on Urban Land)	APPROVED
Form 1	Determined	Metro Central JDAP	South Perth	Collier Sub Station - Proposed New Switchroom	Lot 1787 (99) Thelma Street, Como	simon.collins@westernpower.com.au - 93266502	Western Power	\$5,900,000	Optional	18/06/2012	WAPC	APPROVED
SAT	Determined	Metro East JDAP	Swan	Extension of Midland Shopping Centre	Lot 603, 66 & 10 Great Eastern Highway	Urbis	Permanent Trustee Australia Pty Ltd		Mandatory	19/01/2012	LG & WAPC (Dual)	APPROVED



ITEM NO: 9.3

SHIRES OF BEVERLEY & BROOKTON LOCAL PLANNING STRATEGY – CONSENT TO ADVERTISE

WAPC OR COMMITTEE:

Statutory Planning Committee

REPORTING AGENCY:

Department of Planning

REPORTING OFFICER:

Manager, Wheatbelt Region

AUTHORISING OFFICER:

A/Executive Director, Regional Planning & Strategy

AGENDA PART:

E

FILE NO:

DP/11/00145/1

DATE:

12 September 2012

ATTACHMENT(S):

1. Location Plan
2. Schedule of Modifications
3. Modified Strategy Maps (as agreed at officer level)

RECOMMENDATION:

The Western Australian Planning Commission resolves to certify that the Beverley-Brookton local planning strategy is consistent with regulation 12A(3) of the Town Planning Regulations, 1967 (as amended) and should be advertised for not less than 21 days, subject to the attached schedule of modifications.

SUMMARY:

The Shires of Beverley and Brookton draft Local Planning Strategy (LPS) has been submitted for consent to advertise and is intended to then provide the strategic vision, aims, strategies and actions for the two Shires for the next 10-15 years in conjunction with the Local Planning Schemes.

The Strategy is consistent with 12A(3) of the *Town Planning Regulations 1967*, subject to the modifications listed in the attached schedule of modifications, and is recommended for advertising.

BACKGROUND:

The Shire of Beverley Town Planning Scheme 2 was gazetted on 26 April 1993. The Shire of Brookton Town Planning Scheme 3 was gazetted on 25 September 1998. The combined draft Local Planning Strategy will provide the guidance for the subsequent review of both Schemes.

The Shires of Beverley and Brookton District Rural Strategy was endorsed by the WAPC in 2000 and currently operates as the strategic guide to the rural areas of the Shire. The Rural Land Use Policy Areas and related measures contained in the Strategy, were adopted into the applicable Scheme via Scheme Amendments in 2000. Upon finalisation, the Local Planning Strategy shall replace the District Rural Strategy and any Rural Land Use Policy Area references in the Scheme will be reviewed as part of a proposed Scheme review process.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	<i>Town Planning Regulations 1967</i>
Section:	Section 12A(3)
Strategic Plan	
Strategic Goal:	Planning
Outcomes:	Planned local communities developing a sense of place
Strategies:	Improve local planning service capacity
Policy	
Number and / or Name:	SPP No. 2 – Environment and Natural Resources SPP No. 2.4 – Basic Raw Materials SPP No. 2.5 - Agricultural and Rural Land Use Planning SPP No. 2.7 - Public Drinking Water Source Policy SPP No 2.9 - Water Resources SPP No. 3.0 - Urban Growth and Settlement

DETAILS:

The Shires of Brookton and Beverley are located in the Wheatbelt Region of Western Australia. The Brookton townsite is approximately 140 kilometres south-east of Perth, while Beverley is approximately 130 kilometres east of Perth. The two Shires share a boundary, with the Shire of Beverley sitting immediately north of the Shire of Brookton, connected primarily via the Great Southern Highway. (Attachment 1 - Location Plan).

The Great Southern Highway and a freight railway line run through both Beverley and Brookton townsites, with Brookton also connected directly back to the Perth metropolitan area (ie Armadale) via the Brookton Highway. The southern extent of the Avon River flows through both Beverley and Brookton.

The townsites of Beverley and Brookton are the service centres of each respective Shire, providing for the daily needs of residents and accommodating approximately 50% of the area's population, Brookton being the larger of the two. The rest of the Shire areas are predominantly comprised of broadacre farms (the majority consisting of multiple lots) and some rural residential areas. Other minor gazetted townsites are either undeveloped or have very minimal population and are historical in nature only (eg Mawson and Aldersyde).

The existing and projected populations for Beverley and Brookton are summarised in the table below, noting that the figures quoted in the draft Local Planning Strategy require updating.

	Brookton	Beverley
2011 census population for entire LG	952	1749
WA Tomorrow 2012 forecast for 2026 (highest projection) for entire LG	1000 (reaches peak of 1200 in 2015)	2200
Council's 2011 population estimate of townsites (includes rural residential)	600	900
Council population forecast for 2031 for townsites (includes rural residential & small holdings)	1320	1620

Since the 2006 census, the Shire of Brookton population declined by 1.8% whereas the Shire of Beverley grew by 1.1%.

The local economies of each local government area are mainly focused on agriculture, primarily traditional broadacre grazing and cropping and more recently supplemented by some diversification (though to a lesser extent than in other local government areas in the region), as well as limited basic raw material extraction (gravel and sand).

As a result of an analysis of the opportunities and constraints impacting upon both Shires, a number of key land use issues were identified in the Background and Context document of the Strategy. These key issues, as considered in formulating the Strategy aims, are generally summarised as:

- Promoting rural residential and rural small holdings close to the Beverley and Brookton townsites to accommodate long term demand but in a manner that does not promote dispersed settlements;
- Promote increase in residential density, including infill opportunities, close to the town centres and where reticulated sewerage is available;
- Opportunity to attract an intermodal freight transfer facility, additional industrial development and a rail link between the Wheatbelt and Kwinana;
- Protection of rural land for agricultural production and minimising fragmentation thereof, recognising that the District Rural Strategy to some extent undermines this;
- Flood risk within the townsites and lack of available data to assist in determining the full extent of risk;
- Opportunities to develop vacant land such as the Old Race Course site in Beverley; and,
- Greater emphasis on the protection of biodiversity and protection against bushfire risk.

GOVERNMENT AND CORPORATE IMPLICATIONS:

The Shire's of Beverley and Brookton Local Planning Strategy provides the opportunity for the application of State and regional policy across the local government areas. It will establish and update local strategic and statutory planning across the Shires.

CONSULTATION:

In late 2010 and early 2011, the Shires undertook preliminary consultation with representatives of their communities including a workshop in each Shire, consultation with a specifically derived focus group, targeted consultation with key groups, telephone surveys and general information sessions and publicity, the results of which were summarised in an outcomes report of April 2011 which was then used to assist in the preparation of the draft Local Planning Strategy.

The key issues raised during the community consultations were distilled into four strong themes which then influenced the strategic direction of the draft Strategy:

1. Support for enhanced services and facilities;
2. Support for the growth of townsites and associated rural residential/rural smallholdings within and immediately adjoining the existing townsites;
3. Support for economic development and job creation, particularly the agricultural industry as well as providing more opportunities for industrial development and some larger scale tourism; and,
4. Retaining and enhancing the area's rural character, particularly its rural landscape.

Council Decision:

The Shire of Brookton resolved to adopt the strategy for advertising purposes on 15 September 2011. The Shire of Beverley did the same on 27 September 2011.

Officer-level agreement regarding assessment

The Department, the Shires' planner and the Shires' consultant have reached consensus on the recommended modifications listed in the Schedule of modifications (Attachment 2).

OFFICER'S COMMENTS:

General

Section 12A (3) of the *Town Planning Regulations 1967* requires local planning strategies to:

- a) set out the long term planning directions for local government;
- b) apply State and regional planning policies; and
- c) provide the rationale for the zones and other provisions of the Scheme.

The local planning strategy provides for the long term growth and development of the Shires of Beverley and Brookton, and provides for substantial population growth centred on the townsites of Beverley and Brookton in the form of urban growth and rural residential and rural smallholdings. It applies State and regional policy appropriately and provides the basis for the zones and provisions for subsequent new Local Planning Schemes for each Shire.

Urban/Rural Residential Land Supply

A summary analysis of land supply and estimated lot yields has not been included into the draft Local Planning Strategy. Instead, this has since been done at officer level for the purposes of the assessment of the suitability of the Strategy for advertising. It is therefore recommended that the officer level findings (estimates only), as re-summarised below, are included into the advertised Strategy, as agreed.

	Brookton		Beverley	
Lot type	Existing	Proposed	Existing	Proposed
Residential	160 plus infill	1100	230 plus infill	903
Rural Residential	limited	139	limited	347
Rural Small holdings	none	99	none	51
Total		1338		1301

Subsequent to the analysis, it is clear that the amount of additional land supply (which does not include the infill residential opportunities also proposed in the LPS) identified in the draft Strategy is more than ample to cater for longer term population growth, including the more aspirational growth.

The majority of land identified for urban expansion and rural residential use is immediately adjoining the existing townsites, with the 'Rural Smallholdings' land primarily located on the periphery of the rural residential areas. The excess land identified for future growth does not significantly impinge on general agricultural areas and can therefore be supported. The rezoning and development of areas identified for urban and rural residential expansion shall partly be controlled by market demand, availability/cost of servicing, site specific land capability and availability of a water supply. The provision of the proposed additional urban and rural residential land shall also satisfy the Council and community desire for variety in housing product and the ability to attract and accommodate a range of household types, including aged care and lifestyle villages.

The one exception is a 15km² (approximate) area identified for rural small holdings along the southern boundary of the Shire of Brookton adjoining the Shire of Pingelly, approximately 10kms from the Brookton townsite. The site is proposed for rural small holdings primarily in recognition of previous subdivision approvals over a portion of the site to create lots down to 40ha in size (eg WAPC Ref 139622 in 2009). The historical subdivision pattern approved under the current Scheme and Rural Strategy is insufficient justification to exacerbate the additional breakdown of broadacre farming land or to potentially facilitate further subdivision of the approved lots. The volume of more appropriately sited rural small holdings land is ample to cater for the

anticipated long term demand and it is therefore recommended, that this particular rural small holdings site is replaced with ‘General Agriculture’.

Residential Subdivision and Development

The Strategy text and map provide little guidance on suggested future Residential Design Code ranges or areas suitable for infill development. Instead it is proposed that this be addressed in the future Scheme and via a local housing strategy. However it is appropriate that the strategy informs both subsequent documents and therefore additional guidance be contained in the Strategy and/or on the Strategy map, particularly as some information is already available on future infill sewerage and sewerage expansion opportunities and Outline Development Plan areas.

Rural Residential/Rural Small Holdings Subdivision and Development

The Strategy contains guidance on matters to be considered prior to subdivision for rural residential and rural small holdings purposes, but it does not specifically contain a framework for guiding rezoning proposals. It is recommended that further guidance be included in the Strategy for those areas identified for such purposes but not yet zoned accordingly.

General Agriculture Subdivision

The current Rural Strategy provides for subdivision down to 20ha or 40ha lot sizes subject to certain criteria. The draft LPS, recognises the problems with this approach and aims to provide greater protection of general agriculture land. The draft LPS proposes an alternative approach, more consistent with State Planning Policy 2.5 and Development Control Policy 3.4 with the exception that:

- It refers to subdivision for carbon sequestration which was included in the advertised DC 3.4 but not the recently endorsed one;
- It still allows for subdivision of General Agriculture zoned land into “sustainable” lots down to a 100ha minimum size where supported by an agronomist report to demonstrate that at least 90ha of suitable soil is available and a water supply and several other matters;
- It allows for the creation of Rural Small Holdings lots where it is associated with the conservation of biodiversity, natural heritage or cultural heritage;
- It does not allow for the creation of homestead lots (other than if reconfiguring lots).

Whilst the average lot sizes in the Strategy area is 72ha in the Shire of Brookton and 77ha in Beverley, there are still a significant number of lots above 200ha that could potentially then seek subdivision if a minimum lot size is included into the LPS. The average farm size in Brookton is 460ha and in Beverley it is 311ha, suggesting that each farm is comprised of multiple lots which may then be reconfigured, and certainly that there are already plenty of lots less than 100ha available on which to undertake more intensive farming.

It is also important to note that the Department of Agriculture and Food WA (DAFWA) has on previous occasions advised that subdivision to reduce the land area does not equate to an intensification of agriculture. Recent developments in the intensive

animal and horticultural industries are characterized by increasing, not shrinking, enterprise size. The draft Strategy's Background and Context Report too acknowledges that there are already ample smaller lots available and there is a need to continue to protect the existing farming activities.

It is therefore recommended that the draft LPS be updated to refer to the endorsed SPP 2.5 and DC 3.4 so that subdivision for carbon sequestration is deleted, subdivision for rural small holdings only occurs in areas identified and zoned for such purpose, and subdivision of general agricultural areas is only supported where the exceptions provided for in DC3.4 policy are satisfied.

General Agriculture Development

The Strategy continues to reflect the current Local Planning Scheme provisions which allows for up to 4 dwellings on the one lot where it is demonstrated that they are required for farm management purposes. This provision is in conflict with the community and the Strategy's direction to promote the townsites for residential growth, to consolidate servicing, and to reduce the impact of sensitive uses on farming activities.

Four dwellings on the one lot is considered excessive, particularly when most farms in the Shire are under 500ha and comprised of multiple lots (each with their own dwelling entitlement). Following discussion on this matter, the Shires' planner/consultant now seeks a maximum of 3 dwellings on lots greater than 60ha and a maximum of 2 dwellings on smaller lots, both where clearly justified. The reference to dwellings also includes caretakers dwellings. Although 2 or 3 dwellings on the one title is still likely to be excessive, the reduced number, combined with the inclusion of references to being adequately justified, are considered an appropriate compromise with the Shire, particularly for the purposes of advertising. This matter shall also be addressed at the Scheme review process.

Development Investigation Areas

The Strategy proposes the zoning of land as a 'Development Investigation Area' prior to then rezoning it to its ultimate zone. The Shire's rationale being that it will create a statutory mechanism for enforcing the suite of matters which are to be addressed prior to then rezoning the land to a more intensive land use.

Whilst it is noted that the use of a 'Development Investigation Area' zone or special control area has been used in other local government areas, it adds another layer in the planning process and has the potential to slow and further complicate the approval process. Given the Shires' planner has not advised of any specifically known 'Development Investigation Areas', it is more appropriate to list the matters to be addressed in preparing a rezoning proposal within the Strategy rather than imposing another statutory layer into the approval process. Consensus has been reached in this regard.

Composite Zone

The LPS proposes to introduce a 'composite' zoning into the townsites, the intention being to create a new zone with a light industrial zoning base but allows for a

residential component so as to accommodate a form of home based businesses or a caretaker scenario. The recently approved Shire of Beverley Local Planning Scheme Amendment No.18 however achieves this through the introduction of the ‘Light Industry’ zone with special Additional Use provisions inserted to allow for a residential component on specific lots. This amendment therefore supercedes the Strategy proposal, as such the reference to creating a new ‘Composite’ zone should either be removed and replaced with references to appropriately sited and controlled residential uses within light industrial areas or to acknowledge that either the ‘Composite’ zone or the ‘Light Industrial’ zone with an ‘Additional Use’ provision may be considered.

Servicing

The cost and availability of a reticulated power supply has been raised as an issue in the Shires. The Strategy proposes a means of overcoming this by introducing the opportunity for lots greater than 4ha to not be connected to the electricity grid. Whilst innovations in the supply of power to dwellings are a positive outcome, connection to a reticulated supply is currently required to be commensurate with the intended land use and is a matter for consideration at the subdivision stage. It is therefore recommended that the Strategy be amended to raise the issue and the desire for greater flexibility of electricity provision and that this matter be investigated further in a strategic and collaborative approach across the State, but the reference to 4ha and non-mandatory connection be removed.

In a similar manner, the Strategy currently proposes a “flexible implementation of the draft Country Sewer Policy”. As the Policy is generally accepted state wide and is also currently under review, unjustified departures from the sewer policy should not be promoted and the reference to “flexible” should therefore be removed.

The Strategy allows the opportunity for rural residential development to occur without connection to a reticulated water supply subject to demonstrated sustainable alternatives. Whilst this may be entertained, the Strategy needs to be refined to the criteria within DC3.4, or to simply refer back to DC3.4.

Flood Study

References and notations in the Strategy refer to the need for a flood study to be undertaken pre-subdivision. Whilst some flood risk area land is already zoned for urban uses, other proposed urban areas are not. An understanding of the flood risk is therefore required prior to rezoning any further land for urban or rural residential purposes as well as prior to subdividing land already zoned. As such the wording of the requirement needs amending for clarity purposes.

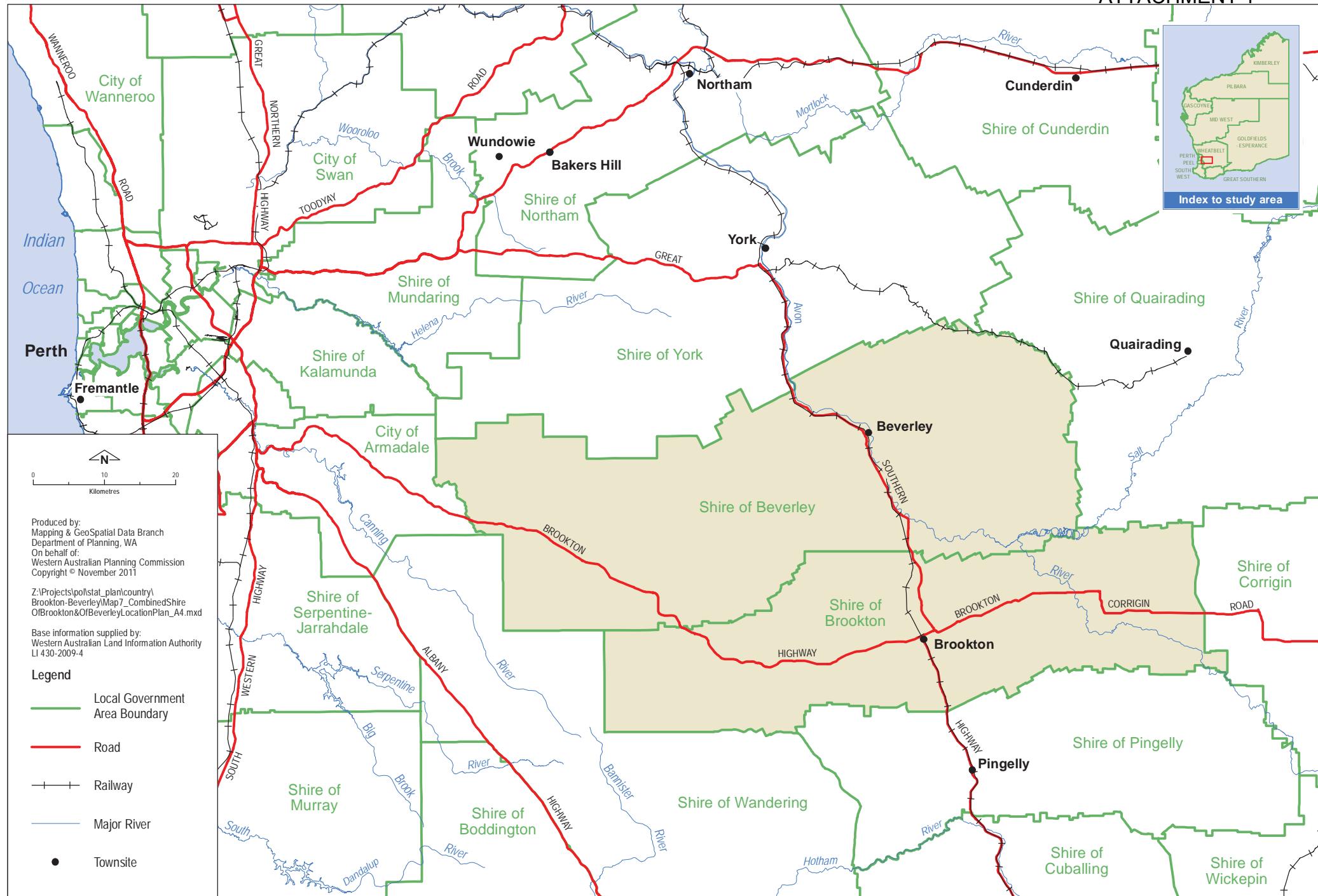
Strategy Maps

The Strategy maps as submitted read like a zoning map and contain only limited identifiable features and limited strategic guidance other than the allocation of land use classifications. It is recommended that the maps be updated with additional notations to differentiate between existing land uses, to identify key constraints to be considered and to provide broad guidance on the direction of growth – all matters

then outlined in the corresponding Strategy text. The Shire and Department officers have commenced preparation of an amended plan series (Attachment 3).

CONCLUSION:

Upon updating in accordance with the attached Schedule of modifications, of which all have already been discussed and agreed to at officer level, the draft local planning strategy shall provide a clear strategic framework to guide the Shires in their decision making and the subsequent review of their Schemes. Following the inclusion of the recommended modifications, it is suitable for public advertising.



Schedule of Modifications Beverley & Brookton Local Planning Strategy

Local planning strategy modifications

Background & Context Report

1. Expand the Table of Contents to ensure sections are easier to locate within the document.
2. Include the additional context plans subsequently prepared for each Shire/townsite as an attachment.
3. Update Section 3.5 and 3.6 using 2011 census data and WA Tomorrow 2012 data as both are now available. (pg 10)
4. Update Section 4.2 to acknowledge that SPP 2.5 and DC 3.4 have now been reviewed (pg 13 & 15).
5. Rework section 4.3 to make reference to the preparation of a Wheatbelt Planning and Infrastructure Framework which will replace the Draft Wheatbelt Land Use Strategy (pg 17).
6. Include a summary table in section 6.4 to better summarise or illustrate the land supply in Beverley and Brookton and what this equates to in anticipated lot yield (pg 23).
7. Review the population and forecast population table in section 6.4 to ensure they are consistent with available census (ABS) and WA Tomorrow (WAPC) data (pg 24).
8. Rework the reference to support for lots above 4ha being created without connection to the electricity grid either to delete or to suggest that this issue be discussed further with servicing authorities (pg 33).
9. Amend or delete section 13.5 – Development Investigation Areas (pg 78). The Strategy suggests that a DIA will require a scheme amendment and structure planning. This process creates more work and can lead to longer delays in the release of land. Instead, a list of matters to be addressed at the rezoning or structure planning stages (as applicable) can be listed in the Strategy or Scheme provisions to guide future proposals. Or alternatively the DIA's can be shown on the Strategy map with corresponding text – see also modifications below relating to DIA's.

Local Planning Strategy Report

10. Expand the Table of Contents to ensure sections are easier to locate within the document.
11. Sections 4.2 and 4.3 seem to duplicate information contained elsewhere. If these sections are retained, they should be supplemented with a corresponding strategy/action, eg areas not identified as suitable for development have been retained in the Agricultural Resource areas, those that are suitable are shown as residential, rural residential, rural small holdings, subject to rezoning. (pg 11)
12. Provide further guidance in Section 4.0 (eg 4.5 Actions 7th dot point) as to what sort of range of densities is envisaged and where, and then supplement this with notations on the Strategy map, particularly if the extent of sewer infrastructure is known or areas

potentially likely to be serviced in future. The ODP for Brookton should be used as a guide to such densities and strategic direction (pg 13).

13. Clarify if the reference to deleting the ‘Rural Townsite’ zoning in the Shire of Brookton on pg 14, should also include deleting ‘Rural Townsite’ in the Shire of Beverley, noting that Aldersyde in Shire of Brookton is already removed from the ‘Rural Townsite’ zone however Mawson in the Shire of Beverley is not. A consistent approach is recommended. The Strategy should also identify what the replacement zoning should be, such as Residential R5 or R10. (pg 14).
14. Section 4.6 to be updated or revised to ensure it contains a clear criteria/framework for guiding Scheme Amendments for rezoning to the Rural Residential zone. The current wording is not clear as to what is provided at the subdivision stage and what is addressed in support of a Scheme Amendment document. (pg 15).
15. Section 4.6 relating to provision of a sustainable water supply is to be updated to ensure consistency with WAPC Policy DC3.4 and where a reticulated water supply cannot be provided, guidance should be contained in the LPS as to what the minimum water supply is and how the catchment is calculated (pg 16).
16. Section 4.7 *Strategy* second dot point, is to be amended to ensure it is clear that subdivision for rural small holdings is only supported after it is zoned accordingly and only those areas identified in the Strategy may be considered for rezoning. The matters to be addressed in undertaking such a rezoning should also be clear as some matters listed as being required at the subdivision stage (eg dot points 6-8) are best addressed at the rezoning stage. (pg 17).
17. Insert a reference in Section 4.7 that refers to buffers/interface to agricultural land are to be accommodated within the Rural Smallholdings land (not within the General Agricultural land). This should be done by ensuring larger lots are located around the periphery of the Rural Smallholdings areas, so as they may site the dwellings further from farming activities, and the smaller lots are closer to the townsites. This would accord with the guidance in SPP2.5. (pg 17).
18. Revise the wording of Section 4.7 *Actions* first dot point as it implies that there is other land that is suitable for Rural Smallholdings that is not showing on the LPS map or that some General Agricultural areas could be rezoned. Also, if ‘Development Investigation Areas’ are to be used, then these should be shown on the LPS map so as to inform the statement. (pg 18).
19. Include reference in section 6.3 *Actions* that any additional rezoning to facilitate urban or rural residential uses within flood risk areas is to comply with outcomes of the applicable flood study. New rezoning proposals prior to a flood study being completed are not supported (pg 24).
20. Amend section 7.2 *Actions* to refer to either introducing a “Composite Zone” or utilising the “Light Industry” zone with additional use provisions to enable a single dwelling. The Shire of Beverley Scheme Amendment No.18 utilises the Light Industry zone with a residential component as an additional use and as such the Strategy should refer to either of these zoning options as appropriate for achieving the intent of the Composite zone, noting that the intent is not currently well explained in the Strategy (pg 33).
21. Amend section 7.2 *Actions* to delete reference to a “Development Investigation Area” over the “Agricultural Resource” zone as this adds another statutory layer into the process when no such investigation areas are identified in the Strategy. Instead the proposed Development Investigation Areas can be noted onto the Strategy map with corresponding requirements inserted into the text, or the specific issues to be addressed when rezoning/structure planning can be noted onto the plan. Otherwise, generic

provisions relating to matters to be addressed when rezoning or the provisions related to the need for a structure plan is considered sufficient guidance (pg 33).

22. Delete reference in Section 8.1 to the support for creation of lots of 4ha and above without connection to the electricity grid as this is currently in conflict with endorsed policy. Instead Council may flag the support for further investigating this concept or liaising with the service providers to revisit current policy (pg 36).
23. Modify section 8.4 *Actions* so that it is clear that development of retirement homes, lifestyle villages etc are appropriately located in urban zoned areas. This is so as not to imply that they may be considered in rural zones as is often the pressure (pg 40).
24. Section 10.1 *Aims* refers to protecting potential Priority Agricultural areas and yet no such areas have been identified on the LPS map. Such areas should be identified or the statement elaborated upon, or else generalised to refer to all General Agricultural areas (pg 42).
25. Section 10.2 ‘General Agriculture Development and Use’ should make it clear that the number one strategy for the General Agriculture area is for them to be used for general agricultural purposes and uses in accordance with the Scheme, not to imply that scheme amendments may be considered. As such, the reference to the need for an Agricultural Impact Assessment to be provided to accompany any requests for a scheme amendment should be deleted or clarified. Scheme Amendments to rezone General Agriculture land are not supported unless already identified in the Strategy, presumably the reference to the Impact Assessment is a requirement for those future rezoning areas, the Strategy is unclear. The reference to SPP2.5 should be checked against the now endorsed revised SPP2.5. (pg 43).
26. In section 10.2 *Strategy* add another line under the second dot point to suggest that another matter that will be considered as part of any development or scheme amendment will be the other elements of the Local Planning Strategy (eg strategies relating to landscape protection, native vegetation etc) (pg 44).
27. Revise section 10.2 relating to the total number of dwellings reaching 4 per lot as this is considered excessive and inconsistent with other strategies to promote growth in the townsites. Instead reference to 2 dwellings per lot or 3 dwellings if over 60ha, both where appropriately justified, is considered adequate, noting that farms are typically comprised of multiple lots where an alternative lot configuration can be achieved, each with their own dwelling entitlement. (pg 44).
28. Under the heading of “Dwellings”, the reference to memorial or notification on title should be elaborated upon as to what the memorial/notification is for and why it is required (pg.44).
29. Modify Section 10.3 *Strategy*, to delete the ability to subdivide where consistent with prevailing lot sizes and down to 100ha. All evidence suggests that there are sufficient smaller lots in the two Shires already and that such subdivision does not promote the aims of the General Agriculture zone, instead it will likely lead to misinterpretation in future subdivision applications. (pg 45 & 46).
30. Modify Section 10.3 *Strategy*, second dot point, to delete the ability to subdivide for carbon sequestration purposes as this has since been removed from the endorsed versions of SPP 2.5 and DC 3.4 (pg 45).
31. In the “Conservation of Biodiversity and Natural Heritage” section, include reference to the need for a conservation covenant (particularly as this may influence the size of the proposed land parcel). Alternatively, simply refer back to WAPC DC 3.4 Policy to ensure a consistent approach to subdivision for conservation purposes results (pg 48).

- 32.** Delete the section “Subdivision for the Purposes of Carbon Sequestration” as it no longer complies with SPP2.5 or DC 3.4 (pg 48).
- 33.** The “Significant Physical Divisions” text could be simplified to just cross refer to WAPC DC3.4 Policy to ensure a consistent approach. Alternatively, check the wording used within the LPS is consistent with that in the DC3.4 policy. (pg 47).
- 34.** The reference to boundary adjustments under “Homestead Lots” on pg 48 is best placed under the heading of “Boundary Adjustments and Property Rationalisation” on pg 46 to avoid duplication and possible errors. Further, reference to boundary rationalisation can be simplified back to the DC3.4 text and then just varied/supplemented with Council’s additional requirements. (pg 46 & 48).

Local planning strategy maps

1. Figure 1 – Strategy Plan - South

- Delete the entire Rural Small Holdings site located abutting the Shire of Pingelly border as there is insufficient justification contained in the LPS text or supplementary land supply figures to support its inclusion.

2. Figure 6 – Strategy Plan – Brookton Townsite

- Amend the “Note” on the plan to increase the size of the text and to reword it to:
“No flood study has been prepared for the Brookton townsite. Flood risk is to be appropriately addressed at the scheme amendment stage. Where land is already zoned for the intended proposal, flood risk is to be appropriately addressed prior to subdivision/development in areas near the Avon River.”

3. Figure 7 – Strategy Plan – Beverley Townsite

- Add a note similar to Brookton townsite above
“For land within the 100 year Flood Plain, flood risk is to be appropriately addressed at the scheme amendment stage. Where land is already zoned for the intended proposal, flood risk is to be appropriately addressed prior to subdivision/development such as finished floor levels.”

4. Update the maps with additional notations to (for example) differentiate between the different community purpose sites eg the sewer treatment plant, school and community hall are indistinguishable. Similar notations would be appropriate to differentiate between a recreational sporting field and the Avon River foreshore or bushland reserves.

5. The townsite boundary (black line) should be clear as to whether that's the existing townsite boundary or proposed noting that some residential areas and light industrial areas adjoining the town are not within the designated townsite.

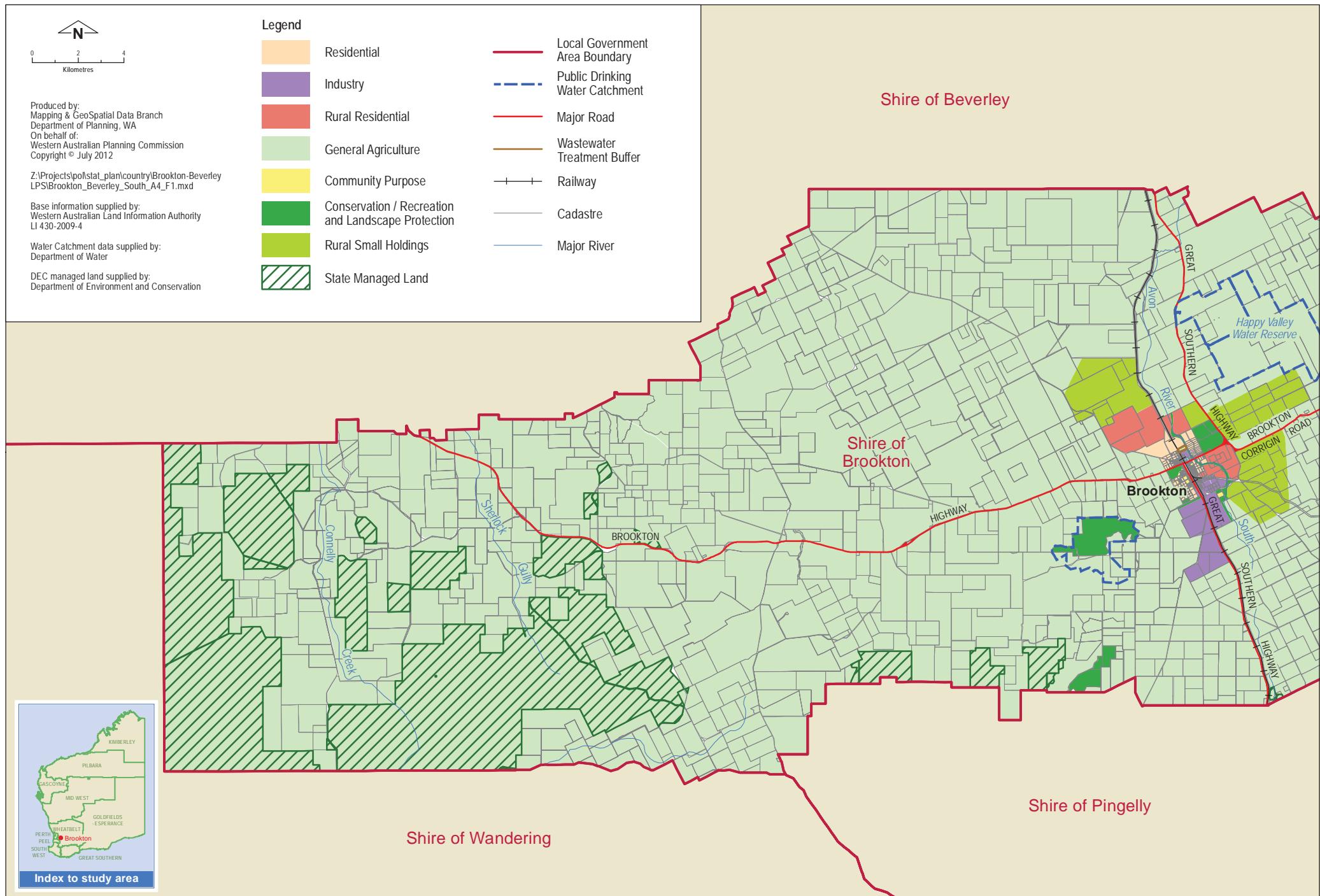
6. The Development Investigation Areas referred to in the LPS text should be identified on the LPS map. Or if not known then the text should be removed.

7. Additional street names could be added to the map for ease of future reference.

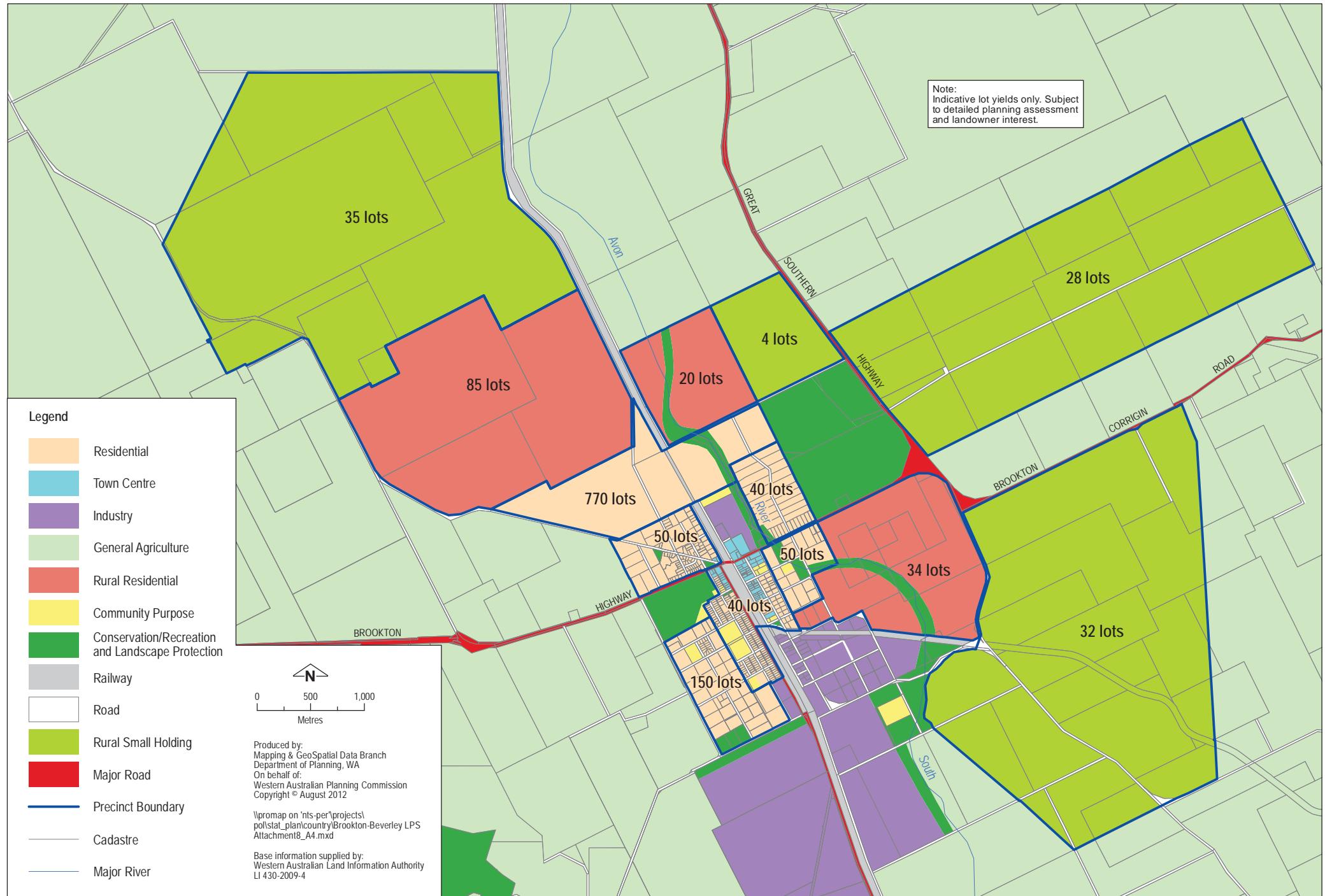
8. Add notations to the maps to identify other matters raised in the LPS text such as key land use opportunities and constraints, preferred residential densities, preferred direction of expansion (particularly if also informed by infrastructure expansion plans), key issues to be addressed in rezoning... noting that the plan is not intended to be a zoning plan and as such broad strategic guidance on the plan is encouraged.

9. Consider differentiating between land already zoned and land that is not, or else reflecting that on the accompanying site/context plans.

10. Add any other opportunity and constraints or identifiable features to the plans if known, eg Basic Raw Materials, Aboriginal Heritage sites, names of nature reserves.



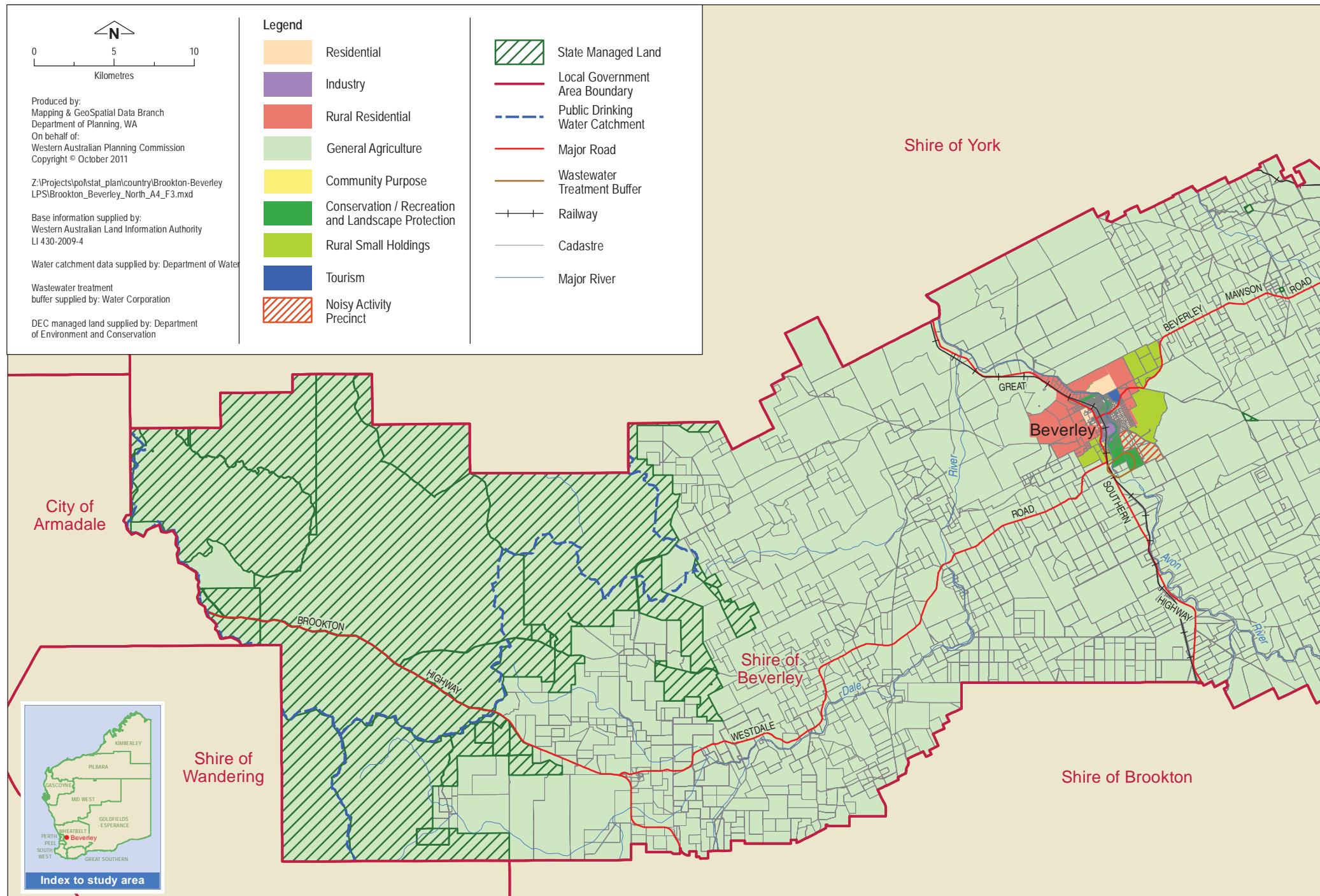
Brookton and Beverley Local Planning Strategy



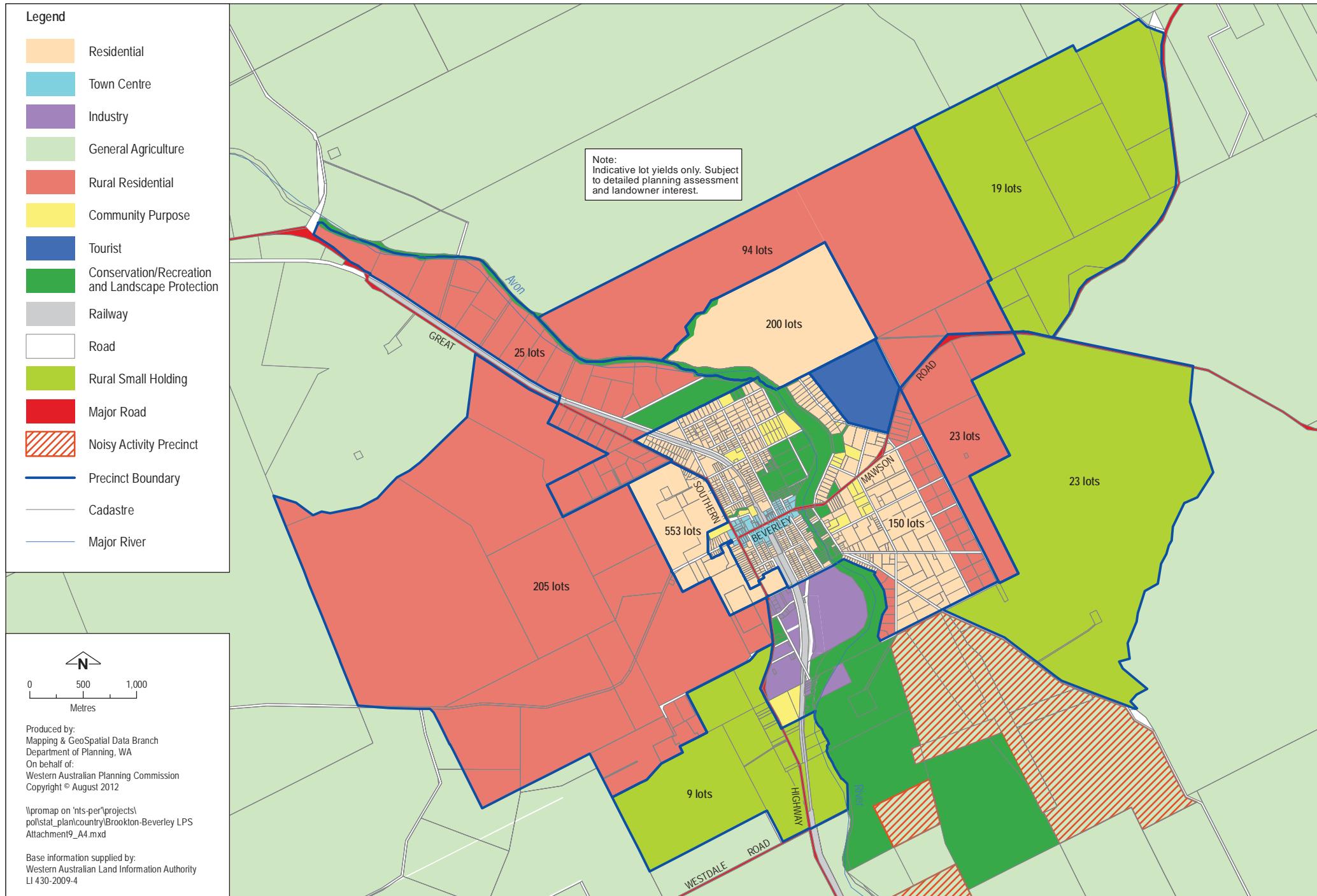
Attachment 8 - Indicative Land Supply for Brookton Townsite and Surrounds

AGENDA PAGE 92

Brookton and Beverley Local Planning Strategy



Brookton and Beverley Local Planning Strategy





ITEM NO: 9.4

SHIRE OF KALAMUNDA LOCAL PLANNING STRATEGY REQUEST FOR FINAL ENDORSEMENT

WAPC OR COMMITTEE:

Statutory Planning Committee

REPORTING AGENCY:

Department of Planning

REPORTING OFFICER:

Manager, Schemes, Strategies and Amendments.

AUTHORISING OFFICER:

Director, Schemes, Strategies and Amendments

AGENDA PART:

D

FILE NO:

DP/11/02692/1

DATE:

September 2012

ATTACHMENT(S):

1. Schedule of recommended modifications
2. Local Planning Strategy Key Elements Plan
3. Schedule of submissions from government agencies, local governments and community groups
4. Schedule of public submissions
5. List of submitters
6. Update on Bushfire Review Recommendations

RECOMMENDATION:

That the Western Australian Planning Commission resolves to:

1. *note the submissions received during the advertising of the proposed Shire of Kalamunda Local Planning Strategy and the Shire's comments in respect of each submission;*
2. *advise the Shire of Kalamunda that the Commission is prepared to endorse the proposed Local Planning Strategy (dated November 2011), once a series of modifications have been made to the documentation as outlined in the schedule of modifications as provided as attachment 1;*
3. *advise the Shire that the modifications are required in order to ensure that the Local Planning Strategy provides a comprehensive framework for more detailed planning and is consistent with the latest information available including state planning policies/initiatives and the findings from the Bushfire Risk Identification and Mitigation Project.*

SUMMARY:

The Shire of Kalamunda (the Shire) has prepared a local planning strategy (LPS) to guide the planning for the municipality over the next 20 years. The LPS has been prepared, in part, to satisfy the requirements set out in the *Town Planning Regulations 1967*. The regulations set out that a LPS shall:

- (a) set out the long-term planning directions for the local government;
- (b) apply State and regional planning policies; and
- (c) provide the rationale for the zones and other provisions of the Scheme.

The Shire's current Local Planning Scheme No. 3 (the Scheme) came into operation in 2007. The scheme had been in preparation for a number of years and as such reflected many planning concepts that were considered to be already out of date. In response, the Shire in 2007 commenced the preparation of the LPS.

In April 2011, the draft LPS was certified by the Western Australian Planning Commission (the Commission) pursuant to Clause 12B of the *Town Planning Regulations 1967*, with support provided for the advertising of the document, subject to a number of modifications being made. The Shire subsequently invited public comment on the LPS in mid-2011, with a total of 618 submissions being received. Some key issues were identified during the advertising period including but not limited to:

- the potential urbanisation of a portion of Wattle Grove
- the adequacy of public transport services
- the future of the hills orchards areas
- the potential for the residential bushland zone to be significantly expanded
- the importance of urban design as a planning consideration for centres
- the potential considerations associated with rezoning/subdivision in the Hills
- the need to plan for accommodation suitable for the aged
- The need to plan for affordable housing opportunities.

The advertising period identified a wide range of stakeholder views, with some significant concerns raised. There has to date been a high level of community interest in the progression of the LPS.

This report provides the Commission with the opportunity to consider the LPS for final endorsement. It is recommended that the Shire be advised that the Commission is prepared to endorse the LPS, once a series of modifications have been made to the documentation in accordance with an established schedule of modifications. The modifications are considered necessary to ensure that the LPS is comprehensive, accurate, based on the latest information available and where possible establishes a clear path forward for the Shire and other stakeholders. The recommended modifications are not considered to alter the material intent of the LPS.

There needs to be recognition that the state and regional planning framework is continuing to rapidly evolve, through the progression of *Directions 2031 and Beyond*, the *Outer Metropolitan and Peel Sub-regional Strategy* and the upcoming *North-East Corridor Sub-Regional Structure Plan*. Accordingly, the LPS has been assessed against the best information that is currently available at this time. As with all planning documents, it will be important for the LPS and town planning scheme to be reviewed on a regular basis and reflect the evolving planning framework .

BACKGROUND:

This report provides the Commission with the opportunity to consider the Shire of Kalamunda LPS for final endorsement, following the formal advertising and subsequent adoption of the LPS by the Shire. The LPS follows the gazettal of the Shire of Kalamunda Local Planning Scheme No.3 (the Scheme) in March 2007, after a number of years in preparation.

The townsite of Kalamunda is located approximately 24 km from the Perth Central Business District (CBD) and the local government area is bounded by the City of Swan and Shire of Mundaring to the north, by the City of Belmont and the City of Canning to the west, by the City of Gosnells and the City of Armadale to the south and the east by the Shire of Brookton .

The current population of the Shire is approximately 50,000 people. The Shire covers an area of approximately 349km² and encompasses three distinct areas, being the foothills/coastal plain, the Escarpment and the Eastern Rural Districts. It contains a high proportion of State Forest land and is traversed by the Primary Regional Roads of Roe Highway and Tonkin Highway and Other Regional Roads such as Kalamunda Road and Welshpool Road. It also encompasses rapidly growing urban areas in the foothills and on the coastal plain, such as Forrestfield, High Wycombe, Maida Vale, Wattle Grove and an expanding industrial and transport hub adjacent to Perth airport.

In April 2011 the Commission (through the Statutory Planning Committee), resolved to certify that the draft LPS was consistent with regulation 12(A)3 of the *Town Planning Regulations 1967* (as amended) subject to a number of modifications being progressed prior to advertising for public comment. In general terms, the modifications were in relation to improving the content and legibility of the document including the following:

1. The inclusion of additional information in the Executive Summary to clarify the broad thrust of the LPS recommendations, explaining the selected 'Scenario 3' for future planning and the justification for its selection as the preferred path forward;
2. The preparation of larger scale LPS Plan to clearly indicate the proposals for growth and development in the context of the major land use elements and transport links in the Shire;
3. The inclusion of improvement plans approved for Kalamunda Townsite and Forrestfield District Centre and a summary of proposals for redevelopment and reference to plans currently in progress; and
4. Some reorganisation of the LPS documentation to provide greater clarity about how the analysis of evidence/data and state planning framework had been translated into final recommendations/actions for the implementation of the LPS.
5. The inclusion of information in the body of the Strategy and the Executive Summary to clarify the need for a comprehensive investigation of the potential for servicing the Urban Investigation Area in Wattle Grove prior to urban zoning under the Metropolitan Region Scheme and local planning scheme and to emphasise the importance of comprehensive structure planning of this and other urban investigation areas prior to subdivision and development.

-
6. The inclusion of information in the body of the Strategy and the Executive Summary to indicate that the Commission will not support rezoning or subdivision in Residential Bushland areas until a comprehensive analysis of issues relating to bush fire risk, future servicing of the area, biodiversity protection and other relevant planning considerations have been undertaken to support such change.
 7. The inclusion in section 3.4.3 dealing with Aged Persons Accommodation reference to:
 - a) the need to plan for accessible and affordable facilities which are integrated and not separated from surrounding development in the Kalamunda community.
 - b) that prior to rezoning of such land for this purpose, there should be a demonstrated commitment to urbanisation of the surrounding area and a structure planning process to a quality urban environment.

In June 2011, Council considered the modifications requested by the Commission in respect of the draft LPS, ultimately resolving as follows:

“That Council

1. *Notes the modifications requested by the Western Australian Planning Commission.*
2. *Endorses the draft Local Planning Strategy for the purpose of public advertising for a period of eight weeks.*
3. *Determines that the following changes be made to the Local Planning Strategy following the advertising period, subject to the responses from the community:*
 - a. *Include information in the body of the Strategy and Executive Summary to indicate that comprehensive planning and analysis of issues relating to bush fire risk, future servicing and biodiversity protection will be required prior to rezoning, subdivision and development of the land proceeding.*
 - b. *That the description “Urban Investigation Areas” be replaced by “Urban Development Areas”*
4. *Request clarification from the Western Australian Planning Commission in respect to the Schedule of Modifications as to what is meant by “Demonstrated Commitment” and who ultimately will be responsible for implementing the urbanisation process.”*

The Shire updated the documentation generally in accordance with the modifications required by the Commission.

A matter that was flagged but ultimately deferred for further consideration at the time of LPS finalisation was that of aged person accommodation, including further information in respect of the identified potentially suitable sites. This matter is discussed in detail later in this report, as a significant matter for the Commission to consider.

In accordance with the 4th part of the Council resolution, the Shire requested further advice in respect of what constituted a ‘demonstrated commitment’ toward an urbanisation process. The Shire was advised that having regard to significant infrastructure servicing matters, the preparation of a sub-regional structure plan for the North-Eastern Metropolitan Area, would provide a demonstrated commitment to urbanisation and provide the strategic framework to progress any statutory rezoning processes under the Metropolitan Region Scheme and the local planning scheme. This matter is also discussed in detail later in this report, as a significant matter for the Commission to consider.

The Shire advertised the LPS for comment to the public and relevant government agencies for a period of 8 weeks in mid-2011 . A total of 618 submissions were received from members of the public, in addition to submissions from government agencies, other local governments and community groups. Schedules of the submissions are provided with attachments. Council in October 2011 considered the submissions received during the advertising period and resolved to adopt the LPS. The Shire subsequently forwarded the LPS to the Commission for formal assessment and potential final endorsement. This report provides the Commission with the opportunity consider the endorsement of the LPS, with or without modifications. Once finalised, the LPS will inform future planning including amendments to the current local planning scheme and future preparation of a new planning scheme

A copy of the key elements plan from the local planning strategy is provided as attachment 2

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	<i>Planning and Development Act 2005 (part 5)</i> Town Planning Regulations 1967 (as amended)
Section:	Part 5 of the Act
Strategic Plan	
Strategic Goal:	Planning
Outcomes:	Effective Delivery of Integrated Plans
Strategies:	<ul style="list-style-type: none">• develop integrated infrastructure and land use plans for the State• build infrastructure capacity and integration• implement State and Regional Priorities
Policy	
	State Planning Policy 4.2 – Activity Centres for Perth and Peel
	State Planning Policy 3 – Urban Growth and Settlement
	State Planning Policy 2.4 – Basic Raw Materials
	State Planning Policy 5.1 – Land Use Planning in the Vicinity of the Perth Airport
	State Planning Policy 5.4 – Road and Rail Transportation Noise

GOVERNMENT AND CORPORATE IMPLICATIONS:

The LPS, once finalised, will provide a clear direction and framework for future land use planning in the Shire and provide the opportunity to relevant government agencies to effectively consider future planning, including infrastructure provision.

The upcoming preparation and release of the sub-regional structure plan for the North-Eastern Corridor of the metropolitan area will provide a further opportunity to further consider future urban growth and infrastructure provision at a broader level. The involvement of key stakeholders, including the Shire and relevant government agencies, will be critical to the successful preparation, finalisation and implementation of the sub-regional structure plan. Ideally the sub-regional structure plan would have been finalised ahead of the strategy, however it is not considered a practical proposition to defer consideration of the LPS at this time.

CONSULTATION:

The LPS was advertised for public comment for a period of 8 weeks in mid-2011. A total of 618 public submissions were received in addition to submissions received from government agencies, other local governments and community groups.

A schedule of submissions is with the attachments.

From the submissions received during the advertising period, the Shire identified a number of key issues, including but not limited to

- the potential for urbanisation in the locality of Wattle Grove;
- the adequacy of public transport services;
- the future of the hills orchards areas;
- the potential for the residential bushland zone to be significantly expanded;
- the importance of urban design as a planning consideration for centres;
- the potential considerations associated with rezoning/subdivision in the Hills;
- the need to plan for accommodation suitable for the aged; and
- the need to plan for affordable housing opportunities.

These issues are explored through this report. A wide range of views were expressed and some significant concerns raised.

A number of concerns were raised in submissions in respect of the manner in which advertising of the LPS was conducted. At this time, there is no information available to the Department indicating that the statutory requirements set out in the *Town Planning Regulations 1967* have not been satisfied and accordingly the LPS is presented to the Commission for formal consideration.

In considering the submissions received during the advertising period and potential modifications to the LPS as part of the finalisation of the document, it will be important for consideration to be given to whether any of the modifications have the effect of altering the material intent of the LPS and may therefore arguably trigger a requirement for further advertising prior to finalisation.

OFFICER'S COMMENTS:

Strategic Planning Context

There are a number of key state and regional planning policies relevant to the Shire's LPS.

State Planning Strategy (December 1997):

The State Planning Strategy (SPS) provides the basis for long-term State and regional land use planning and coordinates a whole-of-government approach to planning. The SPS includes a set of principles and outlines the considerations that influence good decision-making. The Shire falls within the Perth Region which has the following vision:

"Over the next three decades Perth will become one of the cleanest, most productive and liveable cities in the world. It will have all of its major natural features available for all to access and enjoy, its cultural heritage protected and its coastal and inland waters and air quality maintained to the highest possible standard, Perth will be an efficient city where the less mobile are able to easily access facilities and where there is a balance between walking, cycling, public transport, car and truck usage. It will be a region comprising distinct living areas with their own sense of community, their own recognisable centre and range of facilities."

A new State Planning Strategy is currently in preparation.

Directions 2031 and Beyond

Directions 2031 and Beyond (Directions 2031) released by the Commission in August 2010 is a high level spatial framework and strategic plan for the Perth and Peel Metropolitan Region which provides direction on a number of matters, including how to provide for a growing population whilst ensuring that the population lives within the available natural resources and where development should be focused and what patterns of land use and transport will best support this development pattern. The document was released for public comment in 2010. It is anticipated that a final document will be released in late 2012/early 2013.

A number of submissions that were received during the advertising period of the LPS questioned whether the LPS was consistent with the vision statement outlined in the draft version of *Directions 2031 and Beyond*. This is explored further later in this report.

Draft Outer Metropolitan Perth and Peel Sub-Regional Strategy (August 2010)

The draft *Outer Metropolitan Perth and Peel Sub-regional Strategy* (Sub-Regional Strategy) was released in 2010 for public comment, providing a framework for delivering the objectives of *Directions 2031 and Beyond* and addresses strategic planning issues in outer sub-regions of the North-West, North-East, South-East and South-West.

The Sub-Regional Strategy identifies the areas of Forrestfield, High Wycombe, Wattle Grove and Maida Vale for future residential development to accommodate the expected high growth associated with the expansion of the Perth Metropolitan Area,

along with the nearby Perth Airport, freight rail and container handling facilities. Wattle Grove has also been identified as a potential area for future consideration as an urban investigation area due to its proximity to the urban front and employment opportunities around the airport.

The draft Strategy also identified an estimated increase in population of 69,000 across the whole sub-region and a target of 75% employment self-sufficiency has been set for the north-east sub region (including the Shire), and an additional 42,000 jobs over the whole sub-region. Kalamunda town centre and Forrestfield shopping centre are identified as District centres.

The draft strategy highlights the importance of sub-regional structure plans being prepared to effectively look at urban growth opportunities in the short, medium and long term in the context of infrastructure availability. The sub-regional structure plan for the North-Eastern corridor of the Metropolitan Region is currently in its early stages of preparation.

State Planning Policy No.4.2 (SPP 4.2) - 'Activity Centres for Perth and Peel' (August 2010)

SPP 4.2 replaced the former State Planning Policy 4.2 Metropolitan Centres Policy Statement for the Perth Metropolitan Region and a key aim of this policy is to distribute activity centres to meet different levels of community need, enable employment, goods and services to be accessed efficiently and equitably;

Kalamunda and Forrestfield are identified as District Centres in SPP 4.2. The LPS acknowledges this state policy, however only as a draft. It is recommended that such references in the LPS be updated accordingly

State Planning Policy 3 (SPP 3) 'Urban Growth and Settlement' (March 2006)

SPP 3 sets out, among other matters, to promote a sustainable and well planned pattern of settlement across the State with sufficient suitable land to provide for a wide variety of housing, employment, recreational facilities and open space. The LPS has acknowledged the importance of this policy in planning for the future.

State Planning Policy No.2.4 - Basic Raw Materials (SPP 2.4)

SPP 2.4 is a framework for identifying and protecting resources in order to ensure that the building and development needs for basic raw materials will continue to be met. SPP 2.4 outlines key resource and extraction areas within the metropolitan region.

It identifies a rock resource area in the vicinity of Pickering Brook.

While there are areas of resource significance within the Shire, this is not currently a significant issue needing to be addressed as part of the LPS.

State Planning Policy No.2.5 - Agricultural and Rural Land Use Planning (SPP 2.5)

SPP 2.5 applies to all land zoned Rural under the Metropolitan Region Scheme and together with DC Policy 3.4 is used as a basis for determining applications for the subdivision of rural land. The Shire has a well-established Orchard area and several rural residential areas. The future of the orchard areas is currently being investigated by the Shire through the updating of the original orchards study. This matter is explored later in this report, as a key issue for requiring consideration by the Commission.

State Planning Policy No.5.1 – Land Use Planning in the Vicinity of Perth Airport (SPP 5.1)

SPP 5.1 applies to land located in the vicinity of Perth Airport which is or may be affected by aircraft noise. The objectives of SPP 5.1 are to protect Perth Airport from unreasonable encroachment by incompatible development and minimise the impact of aircraft noise operations on existing and future residential areas located in close proximity to Perth Airport.

SPP 5.1 identifies measures for areas below 20 ANEF (Australian Noise Exposure Forecast), between 20 and 25 ANEF and areas above 25 ANEF. Within the Shire, the residential areas of High Wycombe and Wattle Grove are affected by 20 to 25 ANEF. The noise contours outlined in SPP 5.1 have informed the delineation of areas on the LPS map identified for infill development. SPP 5.1 provides an effective framework for the consideration of noise around the Perth Airport and it is not considered necessary at this time for the LPS to provide further guidance or recommendations.

State Planning Policy No.5.4 – Road and Rail Transportation Noise (SPP 5.4)

There are significant transport corridors within the Shire, which have been acknowledged in the documentation and mapping of the proposed LPS. Transport corridors include major existing major roads and rail infrastructure, in addition to planned upgrades.

SPP 5.4 seeks to recognise that road and rail transport corridors play a vital role in moving people and goods safely, efficiently and effectively. In addition, such corridors provide wide-ranging economic and social benefits to the community. Growing volumes of general traffic and freight, and a greater community awareness of amenity and quality of life issues, have in general terms led to transport noise becoming an increasingly important consideration in land use planning.

This SPP has not been reflected in the proposed LPS. As an important matter that needs to be considered as part of future planning, it is recommended that at a minimum the LPS documentation be modified to:

- (a) make reference to SPP 5.4; and
- (b) establish a recommended action that relevant stakeholders, including but not limited to the Shire and relevant state government agencies, should work together to ensure that road and rail transportation noise is appropriately considered at each stage of planning and as early as possible.

Economic and Employment Lands Strategy (EELS)

The aim of this strategy is to ensure that adequate forward planning is undertaken to provide sufficient land for employment generating land uses and economic development in the Perth metropolitan and Peel regions over the next 20 years. The EELS was prepared collaboratively by the Department of Planning, LandCorp and Department of State Development.

Within the Shire, the following elements of the EELS are considered relevant

- Forrestfield Stage 1 is identified as being suitable for non-heavy industry in the short-term (EELS)
- Forrestfield Stages 2 and 3 are identified as ‘medium term’ (EELS)
- Land to the South of Welshpool Road and West of Tonkin Highway, within the City of Gosnells, has been identified as being suitable for industrial development in the short, medium and long term, for Precincts 1, 3A and 2/3B respectively.

The draft LPS was prepared prior to the release of the EELS, instead making reference to work previously completed as part of the draft *Industrial Lands Strategy*. It is recommended that as part of the finalisation of the LPS, that the referencing to EELS, rather than the draft industrial lands strategy, is updated accordingly.

Kewdale-Hazelmere Integrated Master plan

The Kewdale-Hazelmere Integrated Master Plan was released in 2006 by the Commission and includes land in the cities of Canning, Gosnells, Swan, Belmont and the Shires of Kalamunda and Mundaring. The area was identified as having strategic importance to Perth and Western Australia particularly for the freight industry. The report acknowledged the fact that the freight industry is growing rapidly and the volume of freight and the number of freight movements in the Perth Metropolitan Region is expected to increase significantly over the next 30 years.

The draft LPS acknowledges the master plan, including the need for key stakeholders to work together to achieve the effective implementation of the identified recommendations.

Middle Helena Catchment Area Land Use and Water Management Strategy

The Middle Helena Catchment Area Land Use and Water Management Strategy was approved by the Commission in 2010 and incorporates a primary objective of protecting this significant catchment area from inappropriate land uses. The document makes a number of recommendations which involve zoning of the land under the Metropolitan Region Scheme and local planning schemes and inclusion of specific provisions in the local planning scheme to ensure responsible assessment of any planning applications.

Part of the Catchment Area falls within the Kalamunda Shire. The draft LPS recognises the key findings from the Middle Helena strategy and it is understood that the Shire has already commenced implementing key recommendations, including the

designation of the area as a special control area, by way of a town planning scheme amendment.

Planning for Bushfire Protection Guidelines

This document was prepared by the Fire and Emergency Services Authority (FESA) in consultation with the Department of Planning and included a review of bush fire planning guidelines and Development Control Policy 3.7 Fire Planning. The new revised guidelines, *Planning for Bush Fire Protection Guidelines (Edition 2)* were released as interim guidelines and will be subject to further review and finalisation following the release of the 2009 Victorian Bushfires Royal Commission final report.

The application of the guidelines within the Shire is discussed in considerable depth later in this report.

Proposed Local Planning Strategy (LPS)

The preparation of the LPS involved the following preliminary issues being identified by the Shire as needing to be considered:

- the population is increasing in general and ageing;
- there is a need to diversify housing within the Shire to accommodate the increasing and ageing population;
- there are development pressures on special rural areas, and on land uses in the Orchard Areas;
- the rapid growth of industrial land uses and employment;
- the growth and expansion of Perth Airport;
- the rapid rate of housing development and the associated demand for new services and facilities;
- the need to achieve sustainable development and maintain the Shire's biodiversity;
- the poor quality of public transport services from the Shire to Perth;
- the need to enhance tourism development opportunities; and
- the need to improve urban design elements and streetscapes within the Shire, particularly in and around commercial centres.

Following analysis of the state and regional planning context for the Shire, the local planning context and the current shire profile, the following key objectives were established for the LPS:

- provide a more diverse range of housing accommodation in the Shire;
- promote and enhance Kalamunda Town Centre as the heart of the Shire and maintain its village atmosphere;
- protect the biodiversity and natural environment;
- promote local employment growth building on opportunities in and around the airport and supporting home based business;
- encourage development of well-designed activity centres in the Shire with mixed uses and facilities for the community;
- promote and encourage tourism opportunities in the Shire;
- provide adequate recreational and community facilities throughout the Shire;

-
- expand industrial development to take advantage of state industrial and transport policies and opportunities at Perth Airport;
 - maintain the quality and economic viability of rural areas without adverse impact on the environment; and
 - promote and encourage good transportation services and the efficient development of other physical infrastructure.

It is important that the documentation identifies key existing issues and opportunities and ultimately the actions required to implement the LPS. An LPS may provide direct recommendations for incorporation into a town planning scheme, such as zoning, reservation and development, along with more proactive measures such as infrastructure development, promotion, direct investment or other development initiatives.

Now that the LPS has been certified, advertised for public and government agency comment and adopted by Council, this report provides the Commission with the opportunity to consider the merits of the LPS and whether to move toward final endorsement, with or without modification. It is recommended that the Commission advise the Shire that it is prepared to formally endorse the LPS, once a series of modifications have been made to the documentation.

Key issues

In the context of the submissions received during the advertising period, along with a technical review of the draft LPS, a number of key issues have been identified for particular consideration by the Commission, as follows:

1. Planning for Bushfire Protection
2. Proposed Residential Bushland Zone in the Foothills
3. Potential for urban development in Wattle Grove.
4. Designation of areas as Development Areas versus Investigation Areas
5. Planning for Aged and Dependent Persons
6. Transport planning
7. The future of the orchards

Following discussion of the key issues, an overview of the LPS recommendations is provided for the localities and options for progressing the LPS to finalisation.

Key issue #1 - Planning for Bushfire Protection

In the context of the bush fire events around Australia over the last few years, planning for bushfire protection is a matter that requires careful attention at the earliest opportunity in the planning for future land uses. The importance of this issue has been highlighted through documents such as '*A Shared Responsibility: The Report of the Perth Hills Bushfire February 2011 Review*', the guidelines titled '*Planning for Bushfire Protection – Edition 2*' and '*State Planning Policy 3.4 – Natural Hazards and Disasters*'

The Shire in its LPS has identified that many areas within the municipality may have an extreme fire risk and may not be currently meeting the requirements set out in the

Planning for Bushfire Protection guidelines. As an example, in Section 3.29 of the draft LPS states:

"The Shire of Kalamunda has not undertaken a specific Bushfire Hazard Assessment to date, however, based on detailed assessments in other Hills local government areas it can be assumed that most of the Hills and Foothills areas are a potential risk. The extent of the risk or otherwise will be fully assessed with the preparation of a detailed Bushfire Hazard Assessment for the whole Shire."

And

"The people of Kalamunda are passionate about their trees and the preservation of the trees on their land and surrounding reserves and State forests. As has been experienced elsewhere in Australia and Western Australia a sensible balance needs to be achieved to protect resident's homes and lives from wildfires and firestorms.

For this reason the WAPC Guidelines have identified certain measures that should be followed in Extreme Fire Hazard areas;

- *Reduction of hazard levels in Extreme hazard areas....*
- *Creating a Building Protection zone of 20 metres around buildings....*
- *An 80 metre hazard separation zone should be maintained on the edge of forests, woodlands, closed shrub, open shrub, mallee/mulga and rainforest."*

*The Planning for Bush Fire Protection Guidelines recognises the potential conflict between human safety and vegetation protection as described below:
—It should be noted that building protection zones can adversely affect the retention of native vegetation. Where this loss of vegetation is not acceptable or causes conflict with either landscape or environmental objectives, reducing lot yield may be necessary in order to minimise the removal and modification of remnant vegetation"*

In other sections of the LPS, there are other direct and indirect references to planning for bushfire protection, as follows

(Exec Summary) - Importantly, the introduction of new urban areas will require comprehensive planning and analysis of the issues relating to each of the proposed new areas to be undertaken prior to the Metropolitan Region Scheme amendment, Local Planning Scheme amendment, structure plan and subdivision process. The planning analysis will be required to examine a range of issues, including:

- *Site analysis, comprising topography and soils, wetlands and hydrology, vegetation – flora and fauna*
- *Servicing information – Wastewater, water, power supply.*
- *District and Local Water Management LPS - Hydrological investigations.*
- *Geotechnical and drainage investigations.*

In addition to the above analysis a Bush Fire LPS will have to be prepared with particular emphasis on the proposed Residential Bushland zoning.

(2.4.3, Housing Vision Statement) - Introduction of the Residential Bushland zone into the foothills areas of Maida Vale, Forrestfield and Wattle Grove. Comprehensive planning and analysis of issues relating to bush fire risk, future servicing, biodiversity protection and other relevant planning considerations will be required prior to rezoning, subdivision and development of the land proceeding

(2.4.3, Housing Vision Statement) - Prepare a Bush Fire Strategy with particular emphasis on the proposed Residential Bushland zoning.

(3.2 – State and Regional Planning Context) - Bush fire hazard assessment and LPS and needs to be undertaken for most of the urban areas of the Shire of Kalamunda, with the acknowledgement that human safety takes precedence over tree conservation.

(3.4.3 Housing Characteristics) - Development of these areas will require comprehensive and detailed planning to be undertaken including an analysis of the bushfire risk and the preparation of structure plans before subdivision or development can proceed.

(3.5 – Opportunities and Constraints, Page 145) – The following is a list of the main opportunities...to improve ‘bushfire planning’ especially in new developing areas.

In considering the LPS at this time for endorsement, the Commission needs to carefully consider whether the documentation has sufficiently addressed matters relating to bush fire risk. From an initial assessment, concerns have been identified. In the context of various different documents and initiatives, the identified concerns are discussed below.

Planning for Bush Fire Protection Guidelines Ed 2

The guidelines, released in 2010, were prepared jointly by the Fire and Emergency Services Authority of Western Australia (FESA) and the Commission in accordance with clause 6 of *State Planning Policy 3.4 Natural Hazards and Disasters* (SPP 3.4). The guidelines are currently the subject of review, as part of the State Governments Bushfire Review, following the fires of 2011 in Roleystone and then Margaret River.

The guidelines stress the importance of planning for bush fire hazards at all stages of planning and decision-making to avoid increased fire risk to life and property through inappropriately located or designed land use and development. As outlined in Principle 2 of the guidelines, Local governments are to identify bush fire hazard levels in their structure plans, local planning strategies and local planning schemes, based on the bush fire hazard assessment methodology outlined in the guidelines. A detailed assessment is required to be undertaken to review the accuracy of a ‘broad brush’ assessment, as a basis for determining land use and zoning for specific development proposals.

Section 2.3 of the guidelines includes a series of guidance statements for the consideration of various proposals. Guidance of particular relevance to the consideration of the Kalamunda LPS is underlined below.

Guidance Statement A1 - Bush fire hazard assessment and analysis required

"Unless it is clear to the decision-making authority that the land in question is not in an area that has a moderate or extreme bush fire hazard level, any new proposals or proposals which will effect a change of land use or design resulting in the introduction of, or an intensification of development should:

- *include a bush fire hazard assessment based on the fire hazard assessment methodology and classifications set out in appendix 1 of these guidelines;*
- *identify any bush fire hazard issues arising from that assessment; and*
- *address those issues, in accordance with the general principles that underpin these guidelines, in a statement or a report which demonstrates that all fire protection requirements can be achieved to the satisfaction of the WAPC.*

Guidance Statement A2 - Areas with Extreme Bush Fire Hazard Levels

Any change of zoning/planning provisions or design resulting in the introduction of, or an intensification of, development in an area that has an extreme bush fire hazard level will normally not be approved.

Guidance Statement A3 - Areas with extreme bush fire hazard levels where the introduction of, or intensification of land use is unavoidable

Any new proposals or proposed land use, zoning or design change that will result in the introduction of, or an intensification of development in an area that has an extreme bush fire hazard level, but which are considered unavoidable, will only be approved where it can be demonstrated that acceptable, permanent hazard reduction measures can be implemented at some subsequent stage in the planning process to reduce the hazard level to an acceptable level, and that the development can be undertaken in accordance with the general principles and building construction standards that underpin these guidelines. This may include an appropriate building protection zone, hazard separation zone and construction to an appropriate standard as specified in AS3959 and as supported by a satisfactory risk assessment and analysis.

Guidance statement A4 - Areas with moderate fire hazard levels

Any new proposals or proposed changes of zoning or design that will result in the introduction of, or an intensification of, development in an area that has a moderate bush fire hazard level will only be approved where the development can be undertaken in accordance with the general principles that underpin these guidelines. In the case of structure plans, where the bush fire hazard was addressed at the time of the zoning of the land, the information on that hazard may be re-used, if the information is still relevant.

Guidance statement A5 - Incorporating bush fire hazard controls in local planning schemes and local planning strategies

Consideration is to be given to providing measures in local planning schemes and their amendments, and local planning strategies to identify bush fire hazard areas and ensure that development in these areas addresses bush fire hazard issues. Special control areas can be linked to the boundaries of the bush fire hazard areas established through a strategic bush fire hazard assessment.

Guidance statement A6 - Consult with FESA for planning matters and strategic bush fire hazard assessments

The advice of FESA is to be sought where compliance with the guidelines is unlikely to be achieved or additional/alternative measures are proposed to achieve the objectives. FESA is also to be consulted to provide advice on a strategic bush fire hazard assessment and the selection of areas suitable for more intensive development from a bush fire safety point of view.

Guidance statement A7 - Referral to DEC and other decision-making authorities

Where the land that is the subject of a new proposal or proposed changes of zoning or design that will result in the introduction of, or an intensification of, development in an area that abuts vegetated land managed by DEC or other relevant management agency, the application is to be referred to the DEC (or relevant agency) for advice, regarding the potential impact of their fire management practices on the amenity of the future occupants, prior to a decision being made by the decision-making authority.

Guidance statement A8 - Matters to be taken into consideration

In addition to the matters normally required to be taken into consideration, any advice received from FESA, the DEC (regarding potential impacts of their fire regime on amenity) or other relevant authority regarding fire management practices is to be taken into consideration before a decision is made by the decision-making authority on that application. When assessing new proposals or proposed changes of zoning or design that will result in the introduction of, or an intensification of, development that abuts land vested in the DEC, FESA will consider input from DEC on bush fire management prior to providing final advice on fire management practices to the decision-making authority.

In the context of the guidance statements provided in the guidelines, the following comments are offered in respect of the Kalamunda LPS,

- A1 – A bush fire hazard assessment has not been completed.
- A2- the LPS, in its current form, would likely result in the intensification of development in areas of extreme fire risk.
- A3 – the LPS, in its current form, would likely result in the intensification of development in areas of extreme fire risk. In addition, based on the information currently available it has not been demonstrated that acceptable, permanent hazard reduction measures can be implemented at some subsequent stage in the planning process.

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- A4 – the LPS, in its current form, would likely result in the intensification of development in areas of moderate or extreme fire risk and it has not been demonstrated to date that development can be undertaken in accordance with the general principles that underpin these guidelines.
 - A5 – the LPS does not provide any significant guidance with respect to incorporating relevant and contemporary measures in a future Shire town planning scheme or amending the existing town planning scheme to ensure that development in relevant areas address bush fire hazard issues. There is no commitment to establishing relevant special control area provisions or similar, with a model example provided at Appendix 5 of the document
 - A6 – The advice of FESA was invited during the comment period on the draft LPS, with the following response provided:

"local government is the hazard management agency regarding fire protection matters and would be expected to apply a condition requiring compliance with the Fire and Emergency Services Authority of WA (FESA) and the WAPC in accordance with Planning for Bushfire Protection Guidelines Edition 2 – May 2010 and clause 6 of State Planning Policy 3.4 Natural Hazards and Disasters (SPP3.4)

- A7/A8 – the advice of the DEC was invited during the comment period on the draft LPS, with the following response provided:

"DEC encourages the Shire of Kalamunda to implement the Planning for Bushfire Protection Guidelines"

It is considered reasonable to suggest that the advice from FESA and DEC provided during the advertising period was of a preliminary and limited nature only. The advice does not at this stage establish support for areas of likely moderate to extreme fire risk as being suitable for further subdivision and development

It is important to note that Principle 4 of the Guidelines states that in areas with an extreme bush fire level, where more intensive subdivision/development is unavoidable, permanent hazard reduction measures will need to be implemented to reduce the hazard level to low or moderate or bush fire attack levels between BAL-low and BAL-29.

In the foothills, it is important to note the level of fragmentation in the landownership, with an already irregular movement network comprising cul-de-sacs and battle-axe driveways. As part of more detailed planning, it would be a significant challenge achieving objective 2 of the guidelines, which seeks to avoid increased fire risk to life and property through inappropriately located or designed land use, subdivision and development. The practical reality is that any further subdivision or development is likely to occur on an ad-hoc basis, as it would be at the discretion of each landowner whether they wished to proceed.

In the localities of Piesse Brook and Carmel, there are two identified areas designated as ‘Special Rural’. Although serviced by a more regular road network than the foothills area, these areas do contain significant remnant vegetation and further subdivision, down to say 1ha lots, would result in a further intensification of settlement patterns in an area of expected fire risk.

SPP 3.4 – Natural Hazards and Risks

In accordance with Section 26 of the *Planning and Development Act 2005*, local governments must have regard to this policy in the preparation or amendment of town planning schemes, strategies and policies, and when providing comment and advice that deal with applications that may be affected by natural hazards. The purpose of this Policy is to encourage local governments to adopt a systematic approach to the consideration of natural hazards and disasters when performing their statutory or advisory functions.

The policy foreshadows that the Commission may prepare more detailed guidelines on the individual hazards identified in this policy, in consultation with local government and relevant state and Australian government agencies to meet the objectives of this policy and, if prepared, these should be taken into account in the determination of proposals. The Planning for Bushfire Protection Guidelines Edition 2 document was prepared in this context. This SPP highlights the expectation that planning for bushfire protection should be considered comprehensively at the time of making a formal determination on a LPS.

Local Planning Manual (WAPC, 2010)

The local planning manual identifies a range of suggested matters to be considered in the preparation of a LPS. Relevant matters include the identification of constraints on urban growth and control of subdivision and rural housing with reference to environmental impacts and the risk of bush fires.

The Commission’s Local Planning Manual also identifies the potential for Special Control Areas to be used to address a range of issues including bush fire prone areas. The manual identifies relevant circumstances including where control of housing and other vulnerable forms of development need to be controlled with reference to their location, access requirements, materials of construction, refuge provisions, water supplies and where notification of risk to prospective purchasers of property is appropriate, for example by way of a memorial or notice on title imposed as a condition of subdivision or planning approval. A suggested form of provisions for a special control area dealing with bushfire management is included in Appendix 5.4, generally consistent with Appendix 5 of the Planning for Bush Fire Protection Guidelines. Again, this document highlights the importance of considering bushfire protection at the time of making a determination on a LPS

Implementation of the recommendations from the Keelty Report.

The report titled A Shared Responsibility: The Report of the Perth Hills Bushfire February 2011 Review was commissioned by the Western Australian Government in response to the Perth Hills Bushfire. The fire occurred on 6 February 2011 in the

Roleystone-Kelmscott area of the Perth hills, destroying 71 homes and damaging a further 39.

The report contains 55 recommendations which were endorsed by the Government in principle, subject to further analysis and consideration by relevant government agencies and other key stakeholders. The report was tabled by the Premier in Parliament on 17 August 2011.

An Implementation Group has been formed by the Government to oversee the implementation of the Keelty Report recommendations. It meets fortnightly and its membership is comprised of:

- Director General, Department of the Premier and Cabinet (Chair)
- Public Sector Commissioner
- CEO, Fire and Emergency Services Authority (FESA)
- Director General, Department of Environment and Conservation
- Commissioner of Police
- CEO, Western Australian Local Government Association
- Volunteer nominee of the Bush Fire Service Consultative Committee (representing all of the volunteer associations)

Working groups were formed to analyse all of the Keelty Report recommendations, consult relevant stakeholders, and oversee the development of implementation plans and the implementation of the recommendations.

The review identified that non-compliance with AS3959 and the Planning for Bush Fire Protection Guidelines was a significant contributing factor to the loss of dwellings in the Roleystone area. The review identified that there were no properties that were destroyed by direct flame contact or radiant heat where it was possible to identify (either through owner/occupier advice or visual inspection) that they had developed an

Appropriate BPZ and Hazard Separation Zone or increased the construction of the home to align with the current AS3959-2009. The Special Inquiry also found that there was a widespread reluctance among local governments in the Perth Hills, and throughout WA, to make declarations of bushfire prone areas.

The Special Inquiry heard evidence that while the guidelines were supported by State Planning Policy, there is no head of power to enforce them. This means local governments have discretion as to how they interpret the guidelines and whether they adopt them in their planning schemes and local regulations.

From the Bushfire Risk Identification and Mitigation Project, the four most relevant recommendations for the Commission's consideration of the LPS the following"

- Recommendation 3 – transferring of responsibility for declaring bushfire prone areas from local government to the Commission
- Recommendation 4 – giving legislative effect to the bushfire protection guidelines
- Recommendation 39 – recognising that regardless of future declarations, existing planning and building problems will persist;

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- Recommendation 40 – amending title deeds for properties to indicate if the property is in a declared bushfire prone area.

These recommendations are further explained, along with a progress update, as an attachment. All related information is publicly available through the Department of Premier and Cabinet's website.

Current Kalamunda TPS 3 text:

The current provisions of the Scheme currently do not make any direct reference to the need for compliance with AS3959 in relevant areas. Furthermore, the erection on a lot of a single house does not generally require the planning approval of the local government. Consequently, there is more than a mere possibility that a significant number of dwellings will be constructed without achieving compliance with AS3959 and the *Planning for Bushfire Protection Guidelines*, unless other measures are put in place – for example, the establishment of relevant special control area provisions such as those contained in Appendix 5.4 of the *Local Planning Manual*.

Stakeholder expectations

It is important to acknowledge that the identification of areas for the intensification of development in a LPS, even in a preliminary sense, may create stakeholder expectations about a direction forward for future planning. It is also important to acknowledge that summary mapping is often interpreted by stakeholders in the absence of the full supporting documentation.

The objectives for the LPS include, but are not limited to, providing a strategic planning direction to 2031, provide direction for the Shire, the Department of Planning and the Minister for the consideration of proposals, providing a basis for decision on future infrastructure servicing etc. Once expectations have been raised, it can be difficult for relevant decision-making authorities to set these expectations aside and either not proceed or move forward in a different direction.

In the context of planning for bush fire risk, it is considered particularly important that caution is exercised when identifying areas for future possible intensification of land uses, particular whether the level of risk has not been comprehensively investigated nor have measures been put in place to mitigate the potential risks.

Shire intended path forward for planning for bush fire protection.

Through recent discussions with officers of the Shire, in the context of the LPS, it is understood that the Shire is giving consideration to the preparation of a Bush Fire Management Strategy. Investigations and planning may include but not be limited to:

- The completion of bush fire mapping for privately owned rural land in the Shire;
- A focus being placed on the foothills areas of the area and in particular the areas designated as Residential Bushland zone in the LPS and areas adjacent to regional reserves;
- A focus on rural zoned land identified for future development on the LPS;
- A focus on land zoned urban where there is an interface with rural land and and/or reserved land;

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- The implementation of the recommendations outlined in the *Planning for Bushfire Protection*;
 - The establishment of statutory requirements for building design standards; and
 - The integration of fire hazard reduction plans for reserved land.

Shire officers are currently investigating the scope of necessary investigations for formal consideration by Council with respect to budget/resource allocation. Accordingly, an exact timeframe for progressing forward has not yet been determined; however Shire officers remain hopeful that the work can be progressed in a timely manner.

Options

Having regard to the information currently available and outlined above, there are a number of options available in respect of this issue, as follows:

1. Accept the LPS, as currently drafted
2. Accept the LPS, as currently drafted but as part of the Commission's decisions set out some clear concerns and/or expectations for future actions
3. Defer consideration of the LPS, pending further progress being made on bushfire mapping by the Shire
4. Require the LPS to be modified prior to endorsement, **modifying** recommendations for intensification of development, with the modifications including:
 - i. Replacing on the LPS map the words 'proposed residential bushland' with the words 'foothills investigation area', changing the designation on the map to 'investigation area' with the area depicted in white, with a red border,
 - ii. Replacing on the LPS map the areas designated as 'Special Rural', with the words 'Investigation Area', and removing the associated text box that current states 'Lifestyle opportunities...'.
 - iii. Placing additional wording on the map and in the documentation generally further explaining what an investigation area and that there is no certainty that the subject areas will be rezoned.
 - iv. Further highlighting in the LPS (report) that any local or regional planning scheme amendments would need to be supported by a completed fire hazard assessment and that it is possible that recommendations from the assessment may mean that the amendment may not proceed.
 - v. Including in the report text an outline of the Shire's intended path forward for progressively plan for bush fire protection (in conjunction with FESA and the Department of Planning) including the completion of

bushfire hazard assessments, the designation of areas as bushfire prone and the introduction of special control area provisions in the Town Planning Scheme to ensure building designs are consistent with AS3959.

5. Require the LPS to be modified prior to endorsement, removing recommendations for further intensification of uses and in particular the proposed Residential Bushland Zone, as follows:
 - i. Removal of Designation on map for Bushland/Residential, instead retaining the current special rural zone.
 - ii. Removal of the Designation on the strategy map for 'Special Rural' in the Foothills and also the localities of Carmel, Walliston and Kalamunda.
 - iii. Removal of related recommendations in the LPS report(for example Page 19 – introduction of the Residential Bushland zone into the foothills areas of Maida Vale, Forrestfield and Wattle Grove)
6. Defer consideration of the LPS, pending further advice from FESA in respect of any specific matters of interest to the Commission.

On balance, having regard to the information available, Option 4 is recommended for the following reasons:

- The Shire is keen to progress further investigations into the future for the foothills area and there is a stakeholder expectation that such investigations will be progressed.
- Bush fire mapping has not yet been completed.
- There is a high likelihood of the foothills containing areas of extreme fire risk.
- The default position established under the guidelines for bushfire protection is that further subdivision and development should not be progressed in areas of extreme fire unless it is unavoidable – this is not the case in the foothills, as the land has not yet been rezoned for subdivision/development under either the Shire's town planning scheme or the Metropolitan Region Scheme.
- The areas are highly fragmented and it is difficult to see how a structure plan (or similar) could be developed and implemented that would achieve an effective movement network including emergency ingress/egress.
- The designation of areas as an 'investigation area' will clearly outline that significant investigation is required before further planning for be progressed.

It is acknowledged that the recommended option may not meet the expectations of some stakeholders. In accordance with the *Town Planning Regulations 1967*, there is the ability for the Shire to prepare an amendment to the LPS in the future. This is an option that the Shire could contemplate, should further investigations into bush fire risk for the area demonstrate the suitability of the area to support further subdivision and development. The land could then be shown in the LPS for its intended purpose.

Key issue #2 - Residential/bushland development zone in the Foothills

The draft LPS proposes the introduction of the Residential Bushland zone into the foothills areas of Maida Vale, Forrestfield and Wattle Grove – areas which are currently zoned ‘Special Rural’. The appropriateness of significantly expanding the use of this zone does require careful consideration. At present, the Residential Bushland Zone does exist in the provisions of the Shire’s Town Planning Scheme, however its application is limited to discrete areas across the Shire in the localities of Maida Vale, Kalamunda, Carmel and Pickering Brook. The objective of the Zone is “*...to provide for residential and residentially compatible use and development of land which is considered suitable for such use and development but which has special environmental characteristics including land predominantly covered with natural vegetation*”

With respect to the future of the Special Rural Areas, the LPS provides the following background/context

“The Shire contains large areas of Special Rural Zoning that are coming under pressure for urban growth given their locational attributes such as their close proximity to the Perth CBD and local freight industrial uses and employment opportunities such as the Forrestfield Industrial Area and Perth Airport. This pressure is evident with commercial uses such as truck parking, machine storage and builders yards encroaching on the Special Rural areas. The quality of rural residential uses is declining.”

The Shire has provided the following information in support of the Residential Bushland proposal:

“The introduction of new urban areas in Maida Vale South and Wattle Grove recognises the locational attributes of these areas for urban growth. These new urban areas are balanced by the introduction of a low density Residential Bushland zoning in the foothills areas of Maida Vale, Forrestfield and Wattle Grove. The proposed urban areas will provide an appropriate mix of housing and lifestyle opportunities in areas only 15 -20 minutes from the Perth CBD”

Furthermore, the Shire has identified feedback from a community needs survey, as follows:

“Feedback received from the community Needs Survey has been reflected in the introduction of the low density Residential Bushland zoning in the foothills areas of Maida Vale, Forrestfield and Wattle Grove. The proposed zoning with its emphasis on larger urban lots of 2,000sqm to 4,000sqm and tree and vegetation retention will offer choice of lots sizes and lifestyle opportunities close to all amenities. Importantly these areas will be carefully planned through the preparation of structure plans.”

In addition to the significant concerns outlined earlier in this report with respect to planning for bush fire protection, the appropriateness of the LPS recommendation for the foothills requires careful consideration in the context of relevant planning documents.

WAPC Development Control Policy 2.5 – Special Residential Development

The Commission has a Development Control Policy (DC 2.5) for ‘special residential development’. This policy, among other matters, recommends that such form of development be supported sparingly and only in special circumstances. The Policy suggests that support for such development should only being given to land zoned Urban under the Metropolitan Region Scheme as the end land use is considered to be urban in nature.

Clause 3.1.2 of DC2.5 states that the following:

“A local government’s decision to create a Special Residential zone should be based upon a site analysis and take into consideration such matters as topography, soil and climate as well as an assessment of the effects of development on the environment.”

In evaluating the proposed Residential Bushland Zone in the LPS, there are a number of matters that need be considered including but not limited to the following:

- The objectives of the proposed zone;
- Fire (as previously discussed)
- Planning for sustainable communities
- Expected development yield
- Retention of vegetation
- Effluent disposal
- Orderly and proper planning; and
- Available options.

These matters are further explored below.

Objectives of the proposed zone

Clause 5.9 of the Kalamunda of TPS 3 defines the objective of the Residential Bushland zone, as follows:

“This zone provides for residential and residentially compatible use and development of land which is considered suitable for such use and development but which has special environmental characteristics including land predominantly covered with natural vegetation”

There are existing provisions in TPS 3 relating to subdivision and development of the Residential Bushland zone, including but not limited to the following matters:

- Requirements for reticulated water supply
- The establishment of 500m² building envelopes.
- Consideration being given to bushfire hazard levels
- Requirements for potential revegetation.
- Restrictions on the keeping of non-domestic animals.

As noted previously, there are existing areas in the hills that are already included in the Residential Bushland zone.

Planning for Sustainability Communities/
State Planning Policy 3 (SPP3) – Urban Growth and Settlement

SPP 3 identifies a large number of important requirements for the achievement of sustainable communities, including but not limited to:

- a strong, diversified and sustainable economic base;
- sufficient and suitable serviced land in the right locations for housing, employment;
- a variety and choice in the size, type and affordability of housing;
- making the most efficient use of land;
- directing urban expansion into designated growth areas which are, or will be, well serviced by employment and public transport; and
- the proper consideration of the environment, recognising the need to restore and enhance as well as protect biodiversity and to minimise development impacts on land, water, energy, minerals, basic raw materials, agriculture and other natural resources that help sustain urban economies and society;

Preliminary evaluation of proposal

In the context of the information available, the following comments are offered in general support of the proposed Residential Bushland Zone in the LPS:

- The area is in relatively close proximity to existing and planned future employment areas and transport networks;
- The area is not located in the heart of an activity centre or area of high accessibility so as to warrant a clustering of activities;
- the area does not particularly lend itself to uses other than residential, such as commercial, industrial, tourism or agriculture and as such may be argued to not to be in conflict with alternative uses;
- Houses on large lots do contribute towards an overall diversity of housing and lifestyle opportunities, satisfying the needs and preferences of some people within the broader community;
- The further subdivision and development of land may increase housing supply and improve affordability;
- The further subdivision and development of land increases the utilisation of existing infrastructure;
- There is generally greater flexibility to retain existing vegetation on residential lots in excess of 2,000m² compared to lots than say 500m²;
- Land is generally retained in private ownership, including conservation areas, providing opportunities for private management of natural assets, potentially reducing the burden on public resources; and

-
- The resultant density of residential development, on larger lots, with some vegetation retained, may arguably be more in keeping with the landscape characteristics of the area.

In the context of these identified requirements, the following comments are offered against the proposed Residential Bushland Zone in the LPS

- The resultant population density may be argued to be relatively low, contributing little to the viability of funds being invested and in land being used for employment, health, education, shops, leisure and community facilities that may be accessible by foot or cycling;
- The resultant population density may be argued to be relatively low, contributing little to the viability of public transport services;
- Land is generally retained in private ownership, including conservation areas, with the protection of natural assets being somewhat at the discretion of individual landowners, potentially with limited resources and/or expertise;
- A reasonable amount of vegetation will likely be lost on individual. The loss of vegetation may be contrary to the expectations of the local community, in the context of potential landscape and environmental impacts; and
- Permanent hazard reduction, to mitigate fire risk, can be challenging to achieve. This is particularly the case where there is an objective of retaining natural vegetation, including post-subdivision when land has been transferred into new ownership.

The land is in fragmented ownership, with the end outcomes on the ground to a large extent being determined by the aspirations of individual landowners. The appropriateness of transferring the area to the Residential Bushland Zone and allowing for further subdivision/fragmentation is questioned. It is ultimately recommended that the area be identified for further investigation to determine an appropriate direction and path forward for the future.

Retention of vegetation

With an increase in the number of lots and dwellings, there is invariably a loss of existing vegetation for fencing, utilities, house construction, outbuildings and incidental structures (for example swimming pools), establishing building protection zones and low fuel zones (for fire hazard reduction) and the establishment of vehicle access. Cumulatively, further subdivision and development can result in a significant amount of existing vegetation, with associated impacts on the natural environmental, landscape values and the character of an area . It is also common for landowners of properties that are in the order of 2,000 to 4,000m² to have the expectation that they should be able to do with their property as they wish and with limited restrictions, which may involve the clearing of further vegetation and/or the introduction of non-native species.

Although this is potentially a detailed matter requiring consideration through further planning by the Shire, it is important to acknowledge at this time that there may be impacts on vegetation values.

Effluent disposal

The foothills area is generally not serviced by reticulated wastewater infrastructure. In the context of potential impacts on public health, the natural environment and the financial feasibility of subdivision and development (as a result of infrastructure upgrade requirements), matters related to reticulated wastewater infrastructure are considered to be significant and require early evaluation.

The Government Sewerage Policy does provide a framework for the consideration of planning proposals, outlining the principles and requirements for reticulated wastewater and the circumstances in which on-site effluent disposal may be considered. Of particular note, the Government Sewerage Policy outlines that notwithstanding the requirements set out in the Government Sewer Policy, the normal planning, environmental and health assessment procedures and policy requirements continue to remain in place.

Appendix 1 of the policy outlines a number of criteria that need to be met for installation of on-site effluent disposal facilities, including but not limited to a gradient on the land, whether the land is prone to flooding, depth to groundwater and a minimum depth of free draining soils. At this time, it is understood that technical investigations into the capability of the land to support on-site effluent disposal and/or the feasibility of providing reticulated wastewater, have not been completed. The potential environmental impacts have not been formally considered by the State's environmental agencies. This issue has the potential to be a significant impediment to the land being transferred to the residential bushland zone or similar.

Orderly and proper planning

In order to provide an effective framework for future subdivision and development, (should it be deemed appropriate), the Shire has acknowledged the need for comprehensive planning including, but not limited to, the preparation of a structure plan, an amendment to the MRS (to Urban) and an amendment to the Shire's Town Planning Scheme. Each of these steps processes would need to be supported by relevant investigations and documentation, in accordance with the relevant local, state and federal environmental and planning framework of the day. Progressing through the necessary investigations and planning steps will take some considerable resources and time. It is important that this is acknowledged by stakeholders.

In the interests of orderly and proper planning, it would be important that a general presumption against further subdivision and development be established until such time as comprehensive planning has been completed. Further subdivision and/or development ahead of time may arguably be considered to be contrary to the principles of orderly and proper planning and have the potential to establish an undesirable precedent – particularly if key issues such as fire risk and associated access arrangements, along with effluent disposal, have not yet been resolved.

General comments

It is acknowledged that the Shire has been seeking to establish a clear direction and as much certainty as possible for the foothills area with the Shire. However for a decision-making body such as the Commission to formally endorse a LPS, in a

particular direction and for a reasonable horizon, sufficient information needs to be able available for an informed decision to be made and there does need to be sufficient evidence that a particular direction has merit and is achievable.

At this time, there are significant matters that have not been investigated, including the potential impact on the environment, the capability of the area to support on-site effluent disposal and/or be effectively connected to reticulated wastewater. Coupled with a lack of certainty about fire risk, there is significant uncertainty about the suitability of the area to be transferred to the Residential Bushland zone at this time. It is also important that the existing landscape value and character of the area is acknowledged and is carefully considered as part of future planning for this area

The designation of the area in the LPS as an ‘investigation area’ or similar may possibly have some merit. Should the area be identified as an ‘investigation area’, it needs to be clearly understood that there is no certainty that the area would ever be rezoned or be identified as suitable for further subdivision and/or development. Should investigations either not be progressed by the Shire or should investigations progress and fail to demonstrate the suitability of the area for a particular form of subdivision and/or development, the current status quo may remain.

Options

A number of options are available to the Commission at this time, as follows:

1. Accept the LPS (as currently draft) identified the area as part of a future ‘residential bushland zone’.
2. Accept the LPS, and **set out clear expectations** of the Commission for stakeholder consideration
3. Require the LPS map and LPS document to **be modified to designated** that the area as **‘Foothills Investigation Area’** and that there is no certainty that the land will ever be rezoned, nor considered suitable for further subdivision and development
4. Require the LPS map and LPS documentation to **be modified**, to **remove reference** to the proposed residential bushland zone, instead effectively leaving the land in the current Special Rural zone.

On balance, option 3 is recommend at this time for the following reasons:

- Matters relating to bush fire risk have not yet been resolved, as outlined under the previous key issue
- The direct and indirect environmental impacts of further subdivision and development in the area have not yet been determined, in terms of their acceptability.
- It has not yet been demonstrated how further subdivision and development in the area could be effectively achieved without significantly impacting on the natural environment, landscape values and character of the area.

-
- The Shire is keen to further investigate the potential opportunities for this area and considers it important that stakeholders be made aware of this through an appropriate designation on the LSP map

Key Issue 3 - Potential for urban development in Wattle Grove (East of Tonkin Hwy)

An area of Wattle Grove, to the east of Tonkin Highway, has been identified in the draft LPS as a 'Proposed Urban Development Area'. The draft LPS identifies Wattle Grove as part of 'population scenario 3', as follows:

"Population Scenario 3:

Growth by 25,000 people accommodated as in scenarios 1 and 2 plus Residential Bushland development R5 (R2.5) of Special Rural land to the east of Hawtin Road/Lewis Road (R5) and Wattle Grove south of Welshpool Road to a range of densities (R2.5, R5, R20 and R30 in centre) and including a Neighbourhood Centre in Wattle Grove. At current development rates the final part of this scenario (Special Rural land to Urban) would be required by 2025"

Scenario 3 of the draft LPS was identified by the Shire as the recommended scenario for moving forward, with the following rationale provided:

- It best meets the expressed needs and wants of the community
- It provides for growth consistent with the State Government's key strategic planning documents Directions 2031 and beyond.
- The introduction of new urban areas in Maida Vale South and Wattle Grove recognises the locational attributes of these areas for urban growth, balanced through the introduction of a low density Residential Bushland zoning in the foothills areas of Maida Vale and Forrestfield with an emphasis on tree and vegetation retention and protection.
- The proposed urban areas will provide an appropriate mix of housing and lifestyle opportunities in areas only 15 -20 minutes from the Perth CBD.
- It represents a sustainable approach and achieves an appropriate balance between population growth, protection of the environment, jobs growth and economic development in the Shire.

There are a number of different matters that need to be considered at this time, including:

- The submissions received during the advertising period;
- Draft *Directions 2031 and Beyond*;
- The draft *Outer Metropolitan and Peel Sub-Regional Strategy*;
- The intended progression of Sub-Regional Structure Plans; and
- The Commission's previous consideration of the matter.

These matters are discussed further below.

Submissions received during the advertised period

A total of 220 public submissions were categorised by the Shire as relating to the Wattle Grove Area. Of the submissions, 188 were objections, 25 were in support and

7 were neutral. Matters that were identified in the submissions included, but were not limited to the following:

- Potential impacts on lifestyle/amenity;
- Potential impacts on flora and fauna;
- Whether sufficient investigations have been completed with respect to infrastructure servicing;
- The degree of consistency with state planning direction;
- The relationship between the LPS, Amendment 18 and planning for aged persons accommodation;
- Housing and lifestyle opportunities;
- Unique landscape characteristics of the area, including as a tourist destination;
- The importance of planning for fire protection;
- The relative location of the area, relative to the Perth Metropolitan Area and the Perth Airport;
- The potential impacts of traffic;
- Urban development ‘sprawling toward’ the Shire, with special rural areas effectively establishing a ‘buffer’;
- Aspirations to see the area rezoned;
- Access to commercial and community activities;
- The relationship to planning for areas to the South, including the locality of Orange Grove; and
- Whether there is a need for urban development

This list is not exhaustive, rather only an initial summary. The full schedule of submissions is provided with attachments.

Draft Directions 2031 and Beyond

Directions 2031 and Beyond incorporates the following vision statement:

“By 2031, Perth and Peel people will have created a world class liveable city: green, vibrant, more compact and accessible with a unique sense of place.”

A number of the submissions expressed an opinion that the potential urbanisation of Wattle Grove was inconsistent with the vision statement in *Directions 2031 and Beyond*. In contrast, the draft LPS suggests that the proposed urban expansion is consistent with the *Draft Directions 2031* document.

This is a relevant matter for consideration by decision-making authorities, including the local government and the Commission when determining the merits of a particular proposal, such as a MRS amendment. Such consideration, however, can only be only possible once necessary technical investigations have been completed and input has been obtained from all relevant stakeholders.

The draft Outer Metropolitan Perth and Peel Sub-Regional Strategy

The spatial framework map that was included in the draft strategy identified, among other matters, areas of undeveloped land zoned Urban and a portion of Maida Vale

as being an part of the ‘Urban Investigation Area 2011-2020’. Wattle Grove is depicted as rural on the map.

However, the text of the documentation states:

“Wattle Grove has potential for future consideration as an urban investigation area due to its proximity to the urban front and employment opportunities around the airport.”

and further:

“It should not be assumed that urban expansion areas and investigation areas indicated in the draft urban expansion plan will be rezoned for urban or industrial development at anytime.”

The draft sub-regional strategy also highlights the important role that sub-regional structure plans will play in future planning. It is recommended that these statements are reflected in the LPS.

Progression of a Sub-Regional Structure Plan for Metropolitan North-East

Consistent with the recently released Structure Plan Preparation Guidelines (WAPC, 2012), sub-regional structure plans are intended to guide infrastructure provision and ultimately inform the consideration of amendments to the Metropolitan Region Scheme (MRS) and the Peel Region Scheme (PRS). A sub-regional structure plan is intended to address all strategic issues in a transparent and uniform manner by developing a long term spatial framework for the sub-region.

Sub-regional structure plans will in turn provide guidance to government agencies and service providers for their long term planning of funding, staging and implementation. It is not anticipated that a sub-regional structure plan would provide final/definitive boundaries for future urban areas – but rather general boundaries and indicative timing. More detailed analysis would then need to then be progressed by each local government to inform the definition of exact boundaries for MRS amendments, TPS amendments, structure plans and the like. Regard would need to be given to a wide range of planning matters including traffic impacts, infrastructure serving and environmental impacts of local, state and federal significance.

Initial investigations are being progressed for the North-East Sub-Regional Structure Plan, with substantial progress anticipated over the next 12 months. Stakeholders will have the opportunity to provide considerable input into the plan.

Previous consideration of the matter by the Commission

When the draft LPS was considered by the Commission in April 2011, for certification ahead of advertising, the Commission required that the LPS to be modified to include in the LPS an acknowledgement that there may be servicing constraints and to clarify the requirements for a comprehensive investigation of the potential and timing for servicing of this land prior to zoning or development for urban purposes. The LPS was also required to be modified to refer to the need for detailed structure planning

prior to the subdivision and development of any land. The following is an extraction from the schedule of modifications:

"Include information in the body of the LPS and the Executive Summary to clarify the need for a comprehensive investigation of the potential for servicing the Urban Investigation Area in Wattle Grove prior to urban zoning under the Metropolitan Region Scheme and local planning scheme and to emphasise the importance of comprehensive structure planning of this and other urban investigation areas prior to subdivision and development. (Rationale: Currently LPS does not acknowledge the issues to be addressed prior to rezoning for urban development)"

Accordingly, the Commission has previously flagged the potential for further investigation but has not committed itself definitively to the land being progressed towards urban development, particularly as necessary investigations and stakeholder engagement have not been progressed.

The Shire in June 2011 when considering the modifications required by the Commission also requested advice in respect of what constituted a 'demonstrated commitment' towards urbanisation and who ultimately would be responsible for implementing the urbanisation process. The Commission subsequently advised that:

- Wattle Grove area has potential for future urban development given its proximity to major transportation routes, employment centres and existing and future urban areas.
- The servicing of this land however requires more comprehensive examination taking into consideration future urban development in Maddington/Kenwick Strategic Employment and the financial implications for the State of infrastructure provision within these areas in the context of the wider Metropolitan Region.
- the Sub-Regional LPS for the North Eastern area which will provide more detailed analysis of the potential for urbanisation and the staging of such development. It is intended that this plan will provide the demonstrated commitment to urbanisation and provide the strategic framework to progress the statutory rezoning process under the Metropolitan Region Scheme and local planning schemes.

As mentioned previously, it is expected that the Sub-Regional Structure Plan will be substantially progressed over the next 12 months, with opportunities for significant stakeholder input prior to finalisation.

Summary

In summary, the Commission in recent years has maintained a consistent position with respect to Wattle Grove – identifying it as an area for investigation but by no means a certainty as suitable for urban development, with associated amendments to the MRS, local planning scheme, detailed structure planning and subsequent subdivision/ development.

It is acknowledged that the Shire is seeking to establish certainty in direction for the future for this locality. However, for the Commission to formally endorse the LPS, in a particular direction and for a long time horizon, sufficient information needs to be able

available for an informed decision to be made. At this time it is not considered that there is sufficient information available to say with certainty that this area should be formally designated for future urban development.

Ideally, *Directions 2031 and Beyond*, the Outer Metropolitan Perth and Peel Sub-Regional Strategy would have been finalised, and the Sub-Regional Structure Plan prepared prior to the Commission needing to consider Shire's draft LPS. Deferring a determination on the draft LPS is not considered realistic; accordingly matters need to be determined by decision-making authorities based on the best information available.

Options and recommended path forward

There are a number of options available, as follows:

1. Endorse the LPS, as adopted by Council (designation as a development area).
2. Require LPS maps and documentation to be modified to depict 'investigation area' for Wattle Grove and for the map to be updated such that its illustration is clearly not to be construed as an exact boundary (for example using a different shape such as an asterisk or star).
3. Remove all designations and recommendations for Wattle Grove from the LPS map and documentation.

On balance, option 2 is recommended. Matters of terminology are discussed further in the next section.

Key Issue 4 –Identification of areas as ‘Development Areas’ versus ‘Investigation areas’

The draft LPS identifies two areas as 'proposed industrial development areas' and three areas as 'proposed urban development areas'. When the LPS was considered by the Commission in April 2011 for certification ahead of advertising, these areas were identified as 'proposed light industry' and 'proposed urban investigation areas' respectively.

The Shire in June 2011 when it considered the LPS, post advertising, decided to modify the LPS to instead designate areas as 'Proposed Industrial Development Areas' and 'Proposed Urban Development Areas'. The Shire in considering the matter provided the following justification:

"the wording 'Urban Development Area" is considered more appropriate in reflecting the 20 year time span of the document. Importantly, the change in the description will still require comprehensive planning and analysis to be undertaken prior to rezoning, subdivision and development occurring."

And

"The description urban development is also consistent with the zoning classification of Urban Development zone under the Shire's Local Planning

Scheme No.3. This zoning requires the preparation of a structure plan prior to subdivision and development occurring.”

The appropriateness of this wording needs to be carefully considered against a range of matters, including:

- the expectations that a designation in a LPS may generate for stakeholders;
- the guidance provided in the local planning manual;
- the degree of consistency with local government planning documents;
- the degree of consistency with relevant state planning documentations; and
- the different options for moving forward.

Each of these matters is discussed below.

Stakeholder expectations

Existing landowners and prospective purchasers routinely make development, subdivision and land transaction decisions based on the information that is available in respect of current planning documents (TPS zoning etc) and any indication about a future planning direction (potential rezonings etc). It is important, therefore that decision-making authorities take all reasonable steps to ensure that planning documents are clearly explain what is certain and what is not. Further stakeholders do not necessarily choose to access all available information, such as explanatory documents, instead sometimes only referring to summary and/or graphical information such as a LPS map and not necessarily the accompanying report.

The current designation of these areas in the LPS as ‘development areas’ arguably does not effectively communicate the technical investigations and the statutory planning processes that are required to be progressed prior to having a suitable planning framework in place to support the progression of an MRS amendment.

For comparative purposes, the *Outer Metropolitan Perth and Peel Sub-Region Strategy* incorporates the following text with respect to investigation areas:

“It should not be assumed that urban expansion areas and investigation areas indicated in the draft urban expansion plan will be rezoned for urban or industrial development at anytime.”

Incorporating similar text into the LPS is recommended.

Local Planning Manual

These guidelines identify a LPS as being a framework for local planning and the strategic basis for local planning schemes. An LPS should provide the interface between regional and local planning, and are increasingly being seen by other agencies as the means by which to address economic, resource management, environmental and social issues at a strategic level.

An LPS should set out the local government’s objectives for future planning and development and includes a broad framework by which to pursue those objectives. The LPS will need to address the social, environmental, resource management and economic factors that affect, and are in turn affected by, land use and development.

Among other matters, an LPS should:

- provide the rationale for the zoning and reservation of land and for the provisions of the scheme relating to development and development control;
- provide a strategic framework for assessment and decision-making in relation to proposed scheme amendments, subdivision, and development;

The guidelines state that strategies should ‘generally include a diagrammatic representation (spatial plan) of strategic land uses, development, infrastructure and natural resources. The guidelines suggest that mapping should focus on the general pattern of land use rather than specific zoning. It is recommended that this approach is reflected in the LPS.

Consistency with local government planning documents:

As outlined earlier, part of the rationale for seeking to utilise the wording ‘development area’ rather than ‘investigation area’ area has been to achieve consistency with the classification of the urban development zone under the Shire’s Local Planning Scheme No. 3 and such a zoning requires the preparation of a structure plan prior to subdivision and development occurring.

General consistency in planning terminology is generally recognised as a positive. The use of the same or similar term for different meanings or in different contexts, however, has the potential to cause confusion or misunderstanding.

Land designated as a ‘development area’ in the Scheme ordinarily has had relevant investigations completed, statutory processes progressed including a completed amendment (rezoning) under the Shire’s scheme, with a structure plan either substantially progressed or in place to provide a framework for subdivision or development. The degree of uncertainty about the suitability of land for subdivision and development therefore is minimal, with landowners generally able to proceed with subdivision and development in a timely manner. This cannot be said of the various areas identified as ‘proposed development areas’ in the LPS. It is therefore recommended that the term ‘investigation area’ be used.

Degree of consistency with state planning documents

Rather than aligning the terminology in the LPS with the provisions of the Shire’s local planning scheme, an option that is available is to align the mapping and text designations with state planning documents, such as the *Outer Metropolitan Perth and Peel Sub-Region Strategy* and the *Economic and Employment Lands Strategy*, which also make use of the term ‘investigation area’. To improve understanding, a direct reference may also be included back to the source document on mapping legends and the like.

In total, there are 7 different locations identified on the LPS as ‘development areas’, 3 being residential and 4 being industrial in nature. The table below provides a summary of the LPS designation compared to the designation under state planning documents

Location	LPS designation	Outer Metropolitan Sub-regional Strategy	Economic Employment and Lands Strategy	Current MRS
Wattle Grove (South of Welshpool Road)	Proposed Industrial Development Area	Rural	Rural on map, text acknowledges planning for Maddington Kenwick Strategic Employment Area progressing	Rural
Forrestfield Stage 1 (West of Roe Highway)	Proposed Industrial Development Area	Rural	Potential Industrial Area (short-term)	Urban
Forrestfield Stage 2	Proposed industrial development area	Rural	Potential Industrial Area (medium-term)	Urban
Forrestfield Stage 3	Proposed industrial development area	Rural	Potential Industrial Area (medium term)	Rural
Maida Vale (East of Roe Highway)	Proposed Urban Development Area	Urban Investigation Area 2011-2020	Urban	Rural
Wattle Grove (East of Tonkin Hwy)	Proposed Urban Development Area	Rural, however text makes reference to future investigation	Rural	Rural
Pickering Brook	Proposed Urban Development Area	Not depicted.	Rural	Rural

Land that is already zoned or is in the process of being rezoned under the MRS as Urban or Industrial may arguably have a much higher likelihood of being ultimately being suitable for further subdivision and development. It is recommended that this reflected in the LPS.

Options and recommended path forward

There are a number of options available:

1. All 7 identified areas in the LPS remain as development areas, without modification
2. Designate all 7 identified areas in the LPS as ‘investigation areas’, flagging that there remains some uncertainty regarding the planning for the area
3. Differentiate land based on current zoning under the MRS, with those areas already zoned or on their way to being zoned for development purposes being identified as ‘development areas’ and those areas currently in the Rural zone under the MRS remaining as ‘investigation areas’
4. Modify the map to differentiate different areas based on respective designations under the *Outer Metropolitan Growth Strategy* and the *Economic and Employment Lands Strategy*, with areas identified with a greater level of certainty being designated as ‘development areas’ (ie. Only Forrestfield Stage 1, with the balance remaining as ‘investigation areas’)

On balance, option 4 is recommended at this time for the following reasons:

- An intended direction is established, providing a basis for further investigation by the local government and/or state government;

-
- The level of certainty is realistic, with no guarantee that the land will be ultimately rezoned for further subdivision and development, hopefully result in realistic stakeholder expectations;
 - The source documentation identifying the area for investigation will be clear to stakeholders, hopefully assisting understanding and minimising confusion.
 - The LPS will achieve general consistency with state documents and initiatives and demonstrate how these are applicable to the local area, as envisaged in the *Town Planning Regulations*.
 - This approach will hopefully assist in differentiating the role and function of a LPS from statutory planning instruments.

It is acknowledged that the recommended approach may not meet the expectations of some stakeholders that may be seeking a definitive timeframe and planning direction to facilitate further subdivision and development.

Key Issue 5 - Planning for Aged and Dependent Persons

Planning for aged and dependent persons was identified by the Shire as an important consideration for the draft LPS. The importance of the issue was previously identified in 2008, when consultants were engaged to prepare an ‘aged accommodation strategy’. The Shire has sought to recognise and respond to the findings from the 2008 strategy in its LPS, with the following text extracts provided in section 3.4.9 of the LPS:

- *The Shire of Kalamunda has higher percentages of aged residents than average. By 2030 there will be 18,459 people over 55 years of age and half of those will be over 70 years of age.*
- *There is little choice in housing for older people in the Shire. Currently 94% of housing is separate housing for families’. As 25% of the population is over 55 years of age there is clearly a mismatch of housing to community needs.*
- *There is a decline in Commonwealth and State investment in public housing’. The Shire will need to play an active role in promoting greater investment in public housing to counterbalance the negative trends in supply.*
- *Appropriate locations for aged accommodation in the Shire need to be identified now reflecting indicative requirements for each locality. A local planning policy needs to be prepared to establish location and design criteria for aged accommodation.*

The draft LPS, submitted to the Commission for certification ahead of advertising, outlined six properties for aged persons accommodation that were considered to present the best opportunity for the delivery of aged accommodation. As a guide, the sites were listed in the order in which the Shire considered development may occur first, as follows:

- “Lot 106 Hale Road, Forrestfield,
- Lot 500 Gavour Road, Wattle Grove
- Lots 303, 53 & 213 Brentwood Road, Wattle Grove
- Lots 7,8 & 4255 Lewis road, Forrestfield
- Reserve 30314 Wilkins Road, Walliston

-
- *Lot 800 Kalamunda Road, Maida Vale (Hill View Golf Course)"*

It is understood that the inclusion of this information was predominantly a response by the Shire to a request from the Minister (when he initially considered Amendment 18 for Gavour Road), that a strategic framework be established for aged persons accommodation so that the planning for individual sites could be considered in the context of a strategic planning instrument. There were no details of the criteria used for the identification of the sites in the LPS.

In April 2011, the Shire's LPS was presented to the WAPC for certification, ahead of advertising for public comment. The WAPC required the following modifications in relation to aged persons accommodation:

"In 3.4.3 under the section dealing with Aged Persons Accommodation includes reference to:

- *the need to plan for accessible and affordable facilities which are integrated and not separated from surrounding development in the Kalamunda community.*
- *that prior to rezoning of such land for this purpose, there should be a demonstrated commitment to urbanisation of the surrounding area and a structure planning process to create a quality urban environment.*

(Rationale: The establishment of such uses some distance from urban nodes generates the need for specific facilities and services, creates development with limited opportunity for integration with surrounding development in the long term and does not provide an ideal environment for accessibility and affordability for the aged.)"

and

"Include information in the body of the Strategy and the Executive Summary to clarify the need for a comprehensive investigation of the potential for servicing the Urban Investigation Area in Wattle Grove prior to urban zoning under the Metropolitan Region Scheme and local planning scheme and to emphasise the importance of comprehensive structure planning of this and other urban investigation areas prior to subdivision and development."

(Currently LPS does not acknowledge the issues to be addressed prior to rezoning for urban development)

Following the decision of the Commission, the matter was further considered by Council and the documentation ultimately updated and advertised for public comment.

In the context of the submissions received during the advertising period and the information currently available, the Commission now needs to consider whether to endorse the LPS, with or without modifications in relation to providing a suitable framework for aged persons accommodation.

Amendment 18 – Proposed Aged Accommodation at Lot 500 Gavour Road.

The Minister granted consent to advertise Amendment 18 in 2009 subject to:

"Support advertising of Amendment 18 to the Shire of Kalamunda Town Planning Scheme No.3 in the knowledge that there is an increased demand for aged care facilities and to determine the support or otherwise of the local community for the proposal. However, consent to advertise is also given in the knowledge that the proposal is not currently supported by any detailed strategic planning instruments

Council be advised that:

- i) *Intensification of land use and development in the Wattle Grove locality will only be considered following comprehensive planning for the wider locality which has been the subject of appropriate consultation and review, including assessment by agencies responsible for the provision of infrastructure, services and utilities*
- ii) *Council through the review of their Local Planning Strategy should investigate alternative sites for aged persons development and clearly rank the sites which are best suited for development; and*
- iii) *Consent to advertise should not be construed as support for the proposed rezoning as the proposal is still to be assessed against wider planning considerations and metropolitan planning LPS.*

In relation to (i) above, the subject LPS is intended to provide the comprehensive planning for the wider locality.

Investigations into individual sites

As mentioned above, the Minister's consideration of Amendment 18 included a recommendation that the LPS should incorporate an "investigation" of alternative sites for aged person's development and clearly rank the sites which are best suited for such development. The Shire has responded to this requirement through the inclusion of the 6 identified sites in Section 3.4.3 of the LPS, with associated commentary on each site. The Shire has also established a commitment to prepare a local housing strategy, which will address aged person accommodation more comprehensively.

It is understood that by identifying the 6 sites for the LPS, the Shire's investigations were of a preliminary nature only. During the advertising period, a public submission was received suggesting that following further investigation an additional 18 sites in the Shire were identified as potentially suitable. The Shire noted this submission when considering the adoption of the LPS.

Summary of state planning documents

Liveable Neighbourhoods provides the following guidance with the respect to the location of retirement complexes:

Element 1, R20 – Retirement complexes should be located close to town and neighbourhood centres, and to incorporate multi-storey denser components to achieve sufficient yield on relatively small sites. In some cases, they may be designed so that their facilities can be shared by the broader community and be located to form the core of the neighbourhood centre."

The Residential Design Codes provides the following guidance:

6.11 Objective: *To ensure that dwellings for the aged and for people with special needs can be provided within normal residential areas*

6.11.2 Performance criteria: *Dwellings that accommodate the special needs of aged or dependent persons and which:*

- *Are designed to meet the needs of aged or dependent persons*
- *Are located in proximity to public transport and convenience shopping*
- *Have due regard to the topography of the locality in which the site is located; and*
- *Satisfy a demand for aged or dependent persons' accommodation.*

State Planning Policy No.1 identifies a number of principles for planning and infrastructure delivery, as follows:

"Planning should ensure that physical and community infrastructure by both public and private agencies is coordinated and provided in a way that is efficient, equitable, accessible and timely. This means:

i. planning for land use and development in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes and essential services..."

The Government Sewer Policy provides guidance with respect to wastewater for aged person accommodation, with an extract provided below:

"4. Mandatory Provisions

This policy requires the provision of reticulated sewerage to all subdivision and density development. Possible exceptions are covered in Section 5...

.. 5.2.4 Aged persons' accommodation developments

Proposals for aged or dependent persons' accommodation where:

(iii) The local authority is satisfied that no better alternative site is available in a particular locality for such development which could reasonably be connected to reticulated sewerage;

(iv) An appropriate wastewater treatment system approved by the Executive Director, Public Health is used, The system must be capable of satisfaction the conditions of Appendix 2 in relation to:

- Final effluent quality criteria*
- Irrigation area requirements*

(v) The wastewater treatment and disposal system is owned and operated by a single identifiable person or body (eg owner or strata body) and an acceptable maintenance program is in place for the system and disposal area; and

(vi) The internal wastewater reticulated system installed is of a standard acceptable to the Water Authority of Western Australia

and includes provision for connection to sewer when it becomes available..."

From a review of the state-level documentation, some common themes in relation to aged persons accommodation can be identified including:

- (a) The importance of responding proactively to current/emerging issues and needs;
- (b) the importance of considering relative location for proposals, from an accessibility perspective and also from a potential impact on amenity, character and environment perspective; and
- (c) the importance of considering infrastructure demands and availability as part of the planning process, in consultation with infrastructure service providers.

Approaches taken by other local governments

From a preliminary review of the approaches taken by a number of local governments, including Joondalup, Wanneroo, Rockingham, Belmont and Bayswater, some standard practices have been developing, as follows:

- a local housing strategy has prepared, as one element of a LPS;
- the local housing strategy has identified a range of initiatives and actions needing to be progressed in order to properly cater for aged and dependent persons, exploring issues such as population projections and the amount of diversity of housing stock to meeting the needs of future populations; and
- the local housing strategy has identified for a local planning policy to be developed to provide a framework for the consideration of planning proposals, including location criteria and infrastructure requirements. (an example local planning policy is the City of Rockingham Policy 3.3 – Planning for Community Facilities in New Suburbs).

These general approaches are consistent with that outlined in documents such as the *Local Planning Manual*, while recognising that the format of a local planning strategy is intended to be flexible and provide a framework for considering local issues and opportunities. Ideally, a local housing strategy would have been prepared to inform the preparation of the Shire's LPS.

Shire of Kalamunda Accommodation Strategy

The Shire's adopted Aged Accommodation Strategy (2008) incorporated a recommendation that a local planning policy be developed to establish development, locational and design criteria, as a consistent framework for the Council to assess and consider planning proposals. The strategy identified that such a policy could assist with encouraging service providers to develop proposals that are in the right location in the context of demand, while also being sensitive to residential amenity and character considerations.

It is understood that the Shire has not yet progressed the development of a local planning policy. It is understood that in the absence of any decisions to the contrary, the Shire will be seeking to provide a framework for aged accommodation through a new local housing strategy. The Shire has recently commenced preparation of a local

housing strategy, which it anticipates being ready for public comment in early 2013. It needs to be acknowledged that this may not meet the expectations of some stakeholders, who have until now been expecting the local planning strategy to provide such a framework. It is recommended that the LPS be modified to provide a stronger framework for aged accommodation.

Analysis of the Kalamunda LPS and potential options for progressing forward

Having regard to various relevant state planning documents, the Shire's Aged Person Accommodation Strategy, the approaches taken by other local governments and the submissions received during the advertising period, the following observations are made in respect of the Kalamunda LPS currently before the Commission:

- the 6 sites that have been identified to date have been based on limited investigation, with notable information lacking in respect of the accessibility of each site by public transport to commercial and community activities and the ability to be effectively serviced by infrastructure;
- there may be additional sites within the Shire that are equally or even more suitable than the identified sites;
- the LPS has not established a framework for the consideration of sites and future planning proposals
- A local planning policy has not yet been developed by the Shire providing a framework for the consideration of sites and future planning proposals
- There is an identified action in the LPS for the future preparation of a local housing strategy.

On balance it is considered that the LPS, as adopted, does not provide a sufficient strategic framework for aged and dependent persons accommodation. A clear path forward has not been established for the short or medium term.

At this time, there are a number of options available, as follows:

1. Endorse the LPS, as adopted by the Shire.
2. Defer consideration of the LPS until each site is investigated further, having regard to accessibility by public transport to community/commercial activities and ability to be serviced effectively by water, sewer and power, and for the documentation to be updated accordingly.
3. Require the LPS, as adopted, to be modified to clearly identify that:
 - i. the six identified sites have been based on preliminary investigations only and that each site requires further investigation
 - ii. additional sites within the Shire may be suitable, having regard to accessibility criteria and ability to be effectively serviced by infrastructure.
 - iii. require the LPS to be modified to incorporate potential criteria for determining the suitability of sites including, but not limited to the following:
 - accessibility to public transport;
 - accessibility to convenience shopping;

-
- ability to be effectively serviced by infrastructure in an efficient and cost effective manner; and
 - the characteristics of the land
4. Require the LPS, as adopted, to be modified to:
- i. Remove reference to the existing sites
 - ii. Establish an action that a local housing strategy and local planning policy be developed to provide an effective framework for the consideration of potentially suitable sites.

On balance, Option 3 is recommended. In accordance with the recommendations outlined in the 2008 aged accommodation strategy, it will be important to acknowledge that the Shire will need to be proactive in facilitating the planning for, and development of, aged and dependent person accommodation.

There may, from time to time, be a need to consider proposals ahead of the development of a comprehensive planning framework. Notwithstanding the information outlined in this report, every proposal does have to be considered on its individual merits. Just because a particular land use or development proposal has not been previously envisaged for a site, does not automatically mean that it does not have merit. New ideas and proposals emerge on a daily basis, with changing landowner aspirations.

Key Issue 6 – Integrated transport and land use planning

An important consideration for the LPS will be to establish a clear and effective path forward for the integration of land use and transport planning. Ensuring high levels of accessibility and mobility, while minimising direct and indirect impacts (such as congestion and air pollution) will be a significant challenge. There are a number of local characteristics that do not make the challenge any easier, including the topography of the hills, the large expanses of areas for regional parks, significant regional traffic movements and the physical barrier of the airport for east-west movements.

The *Local Planning Manual* (WAPC, 2010) outlines that a LPS should provide a description of transport networks, the relationship between transport and land uses/development generating movement, the impact of urban growth on travel demand and transport services and the achievement of a better relationship between transport and development. The principles established at the LPS stage should also provide a basis for later/more detailed assessment of individual proposals.

Further guidance has been provided through the Commission's recently released 'Guidelines for the Preparation of Integrated Transport Plans' (WAPC, 2012). The guidelines acknowledge that while integrated transport plans are not a statutory requirement under the *Planning and Development Act 2005*, such plans should feed into a LPS. The guidelines do highlight the importance of transport related matters being carefully considered at each stage in the planning process.

During the advertising of the LPS, no formal submissions were received from the Department of Transport, Main Roads nor the Public Transport Authority (reason not known). Considering the importance of transport related matters, advice has more

recently been sourced from each of the relevant state government agencies and has formed part of the assessment of the LPS.

The following sub-sections outline some of the key challenges and ultimately a recommended path forward. Traffic congestion and access to public transport were among substantial concerns raised by members of the public during the advertising period.

Regional integrated transport plan

In 2008, the Eastern Metropolitan Regional Council (in conjunction with the Shire, as one of a number of member Councils) released a document titled Regional Integrated Transport Strategy (RITS) for Perth's Eastern Region (2008). In 2009, the RITS Action Plan was reviewed to take into account progress over the previous two years and to align future actions for the period of 2010 - 2013 with WA policy and planning, including the *Directions 2031 Spatial Framework for Perth and Peel*. The RITS Action Plan provides a coherent framework for development of the region's transport system that integrates all transport modes. The RITS was recognised in the Commission's recently released guidelines for the preparation of integrated transport plans as a good practice example. To date, the Shire has been progressing with the implementation of the actions identified in the RITS, with an on-going commitment required for the effective implementation.

Road infrastructure

The primary regional road network in this area is expected to carry significant traffic volumes into the future, particularly Tonkin Highway and Roe Highway. Through the 'Gateway Project', Main Roads has predicted that the existing traffic volumes on Tonkin Highway and Roe Highway of between 40,000 and 50,000 vpd will double by 2031 as a result of general urban and industrial growth in the Perth Metropolitan Area, the upgrading of the Perth airport and increases in both state and national freight movements. In this context, planning is well underway for the development of the Kewdale intermodal terminal.

At this stage, the LSP does not reference the primary freight route under local government jurisdiction. Brookton Highway / Canning Road / Welshpool Road East through the Kalamunda area and the impact on the road network with possible increased freight volumes on this route in the future. This needs assessment as part of any future planning requests. In addition, reference should be made to the *Perth and Peel Freight and Intermodal Network Plan* to recognise the existing and future planned intermodal terminals in the Forrestfield (Abernethy Road) and Kewdale areas and the potential traffic impacts of freight movements and associated traffic generation and related employment traffic generation on the network from these terminals in the future

Main Roads has established a 'Regional Operational Model' (ROM) for the Perth Metropolitan Area. This model is used as a basis for projecting traffic growth on the major road network, typically over 10 and 20 year time horizons. The model also provides critical data for local traffic impact assessments completed by proponents at the time of rezoning, structure planning and subsequent subdivision and

development. The ROM at this stage has not factored in the growth recommendations outlined in the LPS.

It is recommended that the Shire and Main Roads give consideration to the updating of the ROM, in a similar way to work completed in a number of other local government areas, including recent work with Armadale, Gosnells and Serpentine-Jarrahdale. A typical project timeframe for the updating of the ROM, as a joint exercise by the relevant local government and Main Roads, is typically in the order of 6 months. Until the ROM has been effectively updated, it is difficult to determine the level of impact on the road network that will result from the implementation of the Shire's LPS. While not considered essential at this time for the finalisation of the LPS, it is recommended that the updated modelling be completed as part of the LPS implementation.

In accordance with the Commission's Guidelines for Transport Impact Assessments and Guidelines for Structure Plan Preparation, it will be critical that all structure plans and rezoning proposals are supported by relevant transport impact assessments to enable informed consideration by planning and transport related decision-making authorities and allow for the early identification of transport challenges that may lay ahead.

Public transport

The LPS has identified that access to public transport is a key issue that will need to be considered as part of the future planning and infrastructure delivery for the area. During the formal advertising of the LPS, a significant number of submissions raised access to public transport as being of concern.

The *Public Transport for Perth in 2031 Plan* was released by the Department of Transport for comment in 2011. Informed by the *Directions 2031 and Beyond* spatial framework, the plan envisages Perth's public transport system carrying more than twice as many people by 2031, and public transport becoming the preferred choice of travel to Perth's strategic centres and through to the outer sub-regions.

In the context of the Shire, the draft Public Transport Plan identifies the opportunity to expand the existing network by establishing a rail spur line to service the airport and foothills area, with possible park'n'ride and bus interchange facilities located to the east of the railway. The Public Transport Authority is currently progressing project related investigations however it is understood that the investigations are still only in early stages with funding, timing and alignment yet to be confirmed. It is expected that investigations will be substantially progressed over the next 12 months to enable further consideration by the State Government.

Based on the information currently available, the depiction on the LPS of an indicative rail alignment and a notation outlining that matters are subject to investigation does not appear to be unreasonable, recognising that the strategy has been established with a 20 year time horizon and in itself establishes no commitment about timing or configuration. The LPS documentation does however make reference to the future rail spur being provided to Kalamunda. While accurate in referring to a the local government area, planning for rail networks generally incorporates suburb/locality rather than the local government area. For reasons of consistency and

to reduce the likelihood of stakeholder confusion, it is recommended that the strategy references are accordingly modified from Kalamunda to High Wycombe.

In the instance that a station is ultimately provided to the east of the airport, it may be necessary to establish a significant park and ride facility, in the order of 2,000 bays, particularly due to the large catchment area, low residential densities and the potential for industrial land uses to be the predominant surrounding land use. With land between Dundas Road and Roe Highway being in fragmented ownership and at different stages of planning it may be problematic to extend the rail network east of Dundas Road. The development of a rail link, with associated parking and interchange facilities may necessitate the development of effective east-west movement networks, including at the intersections with Roe Highway.

Non-motorised travel

Although it is expected that private car travel will remain the predominant form of transport (at least for commuting), there will need to be a significant focus on facilitating non-motorised transport options including walking and cycling. In 2011, the Eastern Metropolitan Regional Council finalised a Regional Bicycle Master Plan incorporating a 20 year program for establishing cycle infrastructure projects that would improve regional connections. In addition, the master plan has sought to establish a focus on emphasising road safety and design requirements, education, the provision of adequate end-of-trip facilities and the establishing a framework for the preparation of local bicycle plans by individual local governments.

The Regional Bicycle Master Plan had not been finalised when the LPS was prepared by the Shire and accordingly had not been reflected in the documentation. Considering the anticipated time horizon for the strategy, providing a framework for planning and infrastructure provision over the next 20 years, it is recommended that the LPS be updated to reflect the key features and recommendations contained in the master plan. Incorporating the Master Plan into the LPS also establishes a relationship between transport and land use planning that can later be translated into more detailed assessments of structure plans, rezoning proposals and the like.

Road and rail transportation noise

State Planning Policy 5.4 (SPP 5.4) – Road and Rail Transportation Noise provides a state-level framework for the consideration of impacts associated with road and rail transportation noise. To date, this framework has not been reflected in the Shire's LPS. In accordance with SPP 5.4, it is important that potential noise impacts are considered at each stage in the planning process and at the earliest opportunity in order to provide maximum design flexibility and to avoid later difficulties.

The LPS envisages new areas of urban development and infill residential development within existing areas. Combined with expected growth in transport movements, noise is expected to become an increasingly importance consideration. Accordingly, it is recommended that the LPS be modified to include reference to SPP 5.4 as part of the state planning framework and as a matter that will require consideration at each stage in the planning process.

Options

There are five options available:

1. Accept the LPS, as current drafted.
2. Accept the LPS, however outline areas of concern and/or expectations for future actions.
3. Accept the LPS, with modifications including:
 - a. Reference being made in the documentation to SPP 5.4 as part of the state planning framework;
 - b. Reference being made in the traffic and transport section of the LPS documentation to the Commission's Transport Assessment Guidelines for Developments and the need for traffic impact assessments to be considered at each stage in the planning process;
 - c. Reference being made in the traffic and transport section of the LPS documentation to the Regional Integrated Transport Strategy prepared by the EMRC in 2008, as a framework for more detailed planning and infrastructure delivery;
 - d. Reference being made in the traffic and transport section of the LPS documentation to the Eastern Metropolitan Regional Bicycle Masterplan prepared by the EMRC in 2011, as a framework for more detailed planning and infrastructure delivery; and
 - e. Updating references to a potential rail linkage as being to 'High Wycombe' rather than 'Kalamunda'.
 - f. Reference being made to the *Perth and Peel Freight and Intermodal Network Plan*
4. Defer consideration of the LPS until further regional traffic modelling work is completed by the Shire in conjunction with Main Roads.
5. Defer consideration of the LPS, pending any further matters of concern being investigated.

Based on the information currently available, option 3 is recommended as this will see the LPS updated to reflect relevant transport documents and initiatives, establish a framework for the implementation of the LPS and ensure that the LPS is able to be finalised at the earliest opportunity

Key issue 7 – Planning for the Future of the Orchard Areas

The draft LPS identifies some significant challenges for the future of the orchard areas, summarised as follows:

"The Shire is under continual pressure to reduce the size of lots in the orchard areas with the social fabric of the hills orchard areas changing with family members within the industry moving into other occupations and the aging of the workers, many family members no longer have time to devote to working the orchards. In addition, claims of declining markets from overseas competitors have placed added economic pressures on the industry. Staff at

the Department of Agriculture have strongly opposed such changes in the past as they claim that the orchards are a strategic fruit growing area for the Perth Metropolitan Region. This is an aspect that will require further investigation.”

A related initiative in the LPS has been identified as follows:

“Proposed Scheme Amendments and Policy Initiatives

Review the Hills Orchard Study, with consideration to a minimum 2 hectare lot size. This has to be considered against the broader social, economic and environmental implications of such a move.”

It is understood that the Shire has recently commenced the review of the Hills Orchard Study, with substantial progress expected to be achieved over the next 12 months. A wide range of issues will need to be considered, including but not limited to:

- The aspirations, concerns and ideas of landowners;
- The capacity of the soil to support viable orchard activities;
- The protection of water resources;
- The potential for facilitating complimentary land uses; and
- The potential for land use conflict, in the context of protecting the amenity of existing and future residents, along with the achievement of recommended separation distances to protect agricultural activities.

Although in an ideal world, the Orchards Study would be completed and could inform the finalisation of the LPS at this time, that is simply not the case and the LPS needs to be considered in the context of the information currently available.

As outlined in a number of other sections of this report, stakeholder expectations arising from local planning strategies do need to be considered. Of potential concern is the identification of 2 hectares as a potential minimum lot size for further subdivision. While it is acknowledged that the text of the LPS identifies that investigations into subdivision potential will need to be considered in the context of a wider range of implications, such designation is not currently included on the LPS map. Furthermore, the identification of 2 hectare even in a preliminary context could be argued to be pre-empting the outcomes of the study.

At this time, the following is recommended:

- That the Commission notes the commencement of the study by the Shire
- That the Commission notes that the outcomes of the study, once known, may inform a future review of the shire's draft LPS
- That reference on the LPS map to ‘a minimum 2 hectare lot size’ be replaced with ‘potential for further subdivision’ or similar, to ensure stakeholders expectations are not pre-empting the outcomes from the study.

Although deferring the consideration of the LPS until the orchard study is completed is an option available to the Commission, this is not recommended due to the need to finalise the LPS in a timely manner.

LPS considerations for each locality within the Shire

This report thus far has explored a number of significant issues for consideration as part of the LPS. This section now explores the recommendations outlined in the LPS for the individual localities within the Shire, along with some minor recommended modifications to the LPS.

i. Wattle Grove

East of Tonkin Hwy

As noted earlier in this report, land to the East of Tonkin Highway has been identified in the draft LPS as an area for future urban growth, as a ‘proposed urban development area’. There are a number of options available to the commission in considering the finalisation of the LPS at this time. It is recommended that the area be identified as an ‘investigation area’, reflecting its identification in the *Outer Metropolitan Perth and Peel Sub-Regional LPS*.

As noted earlier in this report, a portion of Wattle Grove has been identified for inclusion in the Residential Bushland zone. There are a wide range of considerations, including whether or not this form of development is appropriate in this location and the fact that matters related to bushfire risks have arguably not progressed far enough to demonstrate that the area is appropriate to support an intensification of development. In the context of the Planning for Bushfire Protection Guidelines, further subdivision and development is ‘avoidable’. Accordingly, it is recommended that the LSP map and documentation is modified to remove the proposed residential bushland designation and identify the area as an ‘investigation area’

West of Tonkin Highway/South of Welshpool Road

To the West of Tonkin Highway and South of Welshpool Road, the draft LPS recommends that land form part of a future industrial development area. This specific recommendation has not been depicted in past planning documents, such as the draft *Industrial Land LPS*, the *Outer Metropolitan Perth and Peel Sub-Regional LPS* nor the *Economic and Employment Lands LPS: Non-Heavy Industrial – Perth and Peel Regions*. Notwithstanding this, the proposal does appear to have general merit, having regard for the potential impacts of proposed land uses adjoining to the South.

The City of Gosnells is currently progressing the planning for the *Maddington Kenwick Strategic Employment Area*, including consultation with landowners, Shire of Kalamunda, relevant state government agencies while completing necessary technical studies to support future planning. Precinct 1 has recently been rezoned under the MRS from Rural to Industrial, including tabling in parliament. The MRS amendment for Precinct 1 came into effect in August 2012.

Once the relevant investigations have been completed by the Shire, in conjunction with landowners, the City of Gosnells and relevant state government agencies, there may be the opportunity to update the LPS and potentially consider structure planning, along with amendments to the MRS and local planning scheme. At this time, there is no guarantee that the land will be rezoned for future subdivision and development.

The LPS identifies the following action: “*Work with the City of Gosnells in respect to the planning implications of the Maddington Kenwick Strategic Employment Area for land owners in the Shire of Kalamunda.*” This action is considered appropriate at this time.

The LPS map identifies the area as an ‘industrial development area’. For a range of reasons outlined earlier this report, it is recommended that this area is identified as an ‘investigation area’ rather than a ‘development area’, thereby reflecting an intended direction but also flagging the remaining uncertainty at this time.

ii. **Forrestfield**

Infill Residential development South of Berkshire Road

The proposed LPS identifies the potential for increased residential densities in the older established urban area, through residential infill development. This recommendation is reiterated in the recommendations for achieving the housing vision statement, specifically increasing the residential densities around the Forrestfield Forum Shopping Centre.

The draft LPS identifies potential loss of character as being a relevant consideration, with the Shire identifying the potential for new dwellings to be constructed at the rear of properties, with existing houses at the front being potentially remaining in relatively poor condition, with associated streetscape and character considerations.

It is understood that the Shire’s upcoming local housing strategy will delineate areas suitable for increased residential densities and establish recommended density codings. The progression of the strategy will provide opportunities for stakeholder input, including members of the public and relevant government agencies.

Prior to the rezoning of any land, it will be necessary to establish an effective framework for the consideration of water management issues, with respect to establishing and achieving water quality and quantity design objectives. *Better Urban Water Management* establishes a context for such matters and further guidance on the level of investigation required. Transport considerations will also likely be critical, with respect to private car, public transport and non-motorised transport options. A traffic impact assessment will likely be required in accordance with the Commission’s *Guidelines for Transport Assessments*. Whether a formal structure plan will be required to provide an effective framework for the achievement of increased residential densities is a matter that will need to be considered in the preparation of the local housing strategy.

New residential development north of Berkshire Road

Progressive subdivision and development is occurring in Wattle Grove Cell U7. Over the next 20 years, it is expected that a further 525 lots will be realised, accommodating a population of approximately 1,300 people. This growth represents approximately 6% of the estimated growth out to 2031, which is consistent with the *Outer Metropolitan Perth and Peel Sub-Regional Strategy*. Although depicted in

some of the figures in the LPS documentation, the area has not been identified on the key elements plan.

The LPS does identify the character of new residential areas as being of potential concern, based on experiences to date. Fragmented ownership/subdivision has been seen as a contributing factor, with streetscapes and public open space areas not meeting the aspirations of community stakeholders. The LPS does identify that a careful approach will be required to effectively integrate streetscape design into the subdivision process to ensure an appropriate level of amenity and character for new residents.

Although U7 is shown on various figures within the LPS document, U7 is not depicted on the planning LPS map. As a minor matter, it is recommended that this addressed as part of the modifications to the LPS prior to formal endorsement.

Forrestfield Industrial Development.

Stage 1 (between Berkshire Road and Sultana Road) of this future industrial area was rezoned to Urban under the MRS, being approved in April 2011. Amendment 34 to LPS 3 was gazetted in 2011, transferring the land to the Industrial Development zone. This area is intended to accommodate light industrial development. It is understood that the Shire is progressing necessary investigations to be able to move forward with the finalisation of structure planning and development contribution arrangements to enable subdivision and development to proceed. This area is considered to be appropriately depicted on the ‘Proposed Industrial Development Area’ on the LPS map.

Stage 2 is zoned Urban under the MRS and Industrial Development under LPS No.3. Initial investigations are being progressed by the Shire, with a number of environmental factors, servicing and design matters needing to be satisfactorily addressed prior to subdivision and development. The area has been identified as ‘medium term’ in the *Economic and Employment Lands Strategy*. This area is considered to be appropriately depicted as the ‘Proposed Industrial Development Area’ on the LPS map.

Stage 3 is zoned Rural under the MRS and Special Rural under TPS 3. The area is in fragmented ownership, with a range of ideas, concerns and aspirations expressed by landowners during the advertising period. The area is also located within the Kewdale Hazelmere Integrated Master Plan, with ‘*structure planning required to identify land suitable for industrial and urban development... urban design investigations required to address residential interface issues*’. Furthermore, the master plan recommends that the Forrestfield precinct more generally is identified as being of strategic importance to the State in term of its location within this freight transport hub and potential to facilitate additional general industrial land uses and more intensive urban development where appropriate.

Based on the information available it is highly likely that the area will ultimately be rezoned for development purposes, although there is no absolute certainty about this. Accordingly, it is recommended that the area be identified as an ‘investigation area’ on the LPS map.

iii. Maida Vale

Proposed urban development north of Sultana Road

The Maida Vale South Area has been identified as a future urban area under the draft LPS. The draft *Outer Metropolitan Perth and Peel Sub-Regional LPS* identifies the area as an ‘urban investigation area, with an indicative timeframe of 2011-2020. The land is currently zoned Rural under the Metropolitan Region Scheme and Special Rural under the Shire’s Town Planning Scheme No.3.

As outlined in the draft *Outer Metropolitan Perth and Peel Sub-Regional LPS* it should not be assumed that urban expansion areas and investigation areas indicated in the draft urban expansion plan will be rezoned for urban development at any time.

Prior to subdivision or development proceeding, the draft LPS acknowledges the need for comprehensive planning to be progressed including relevant investigations, rezoning under the MRS, rezoning under LPS No. 3 and the preparation of structure plans. Each of these steps incorporates requirements for stakeholder engagement. Consistent with other areas contained within the LPS, it is recommended that this area is designated as an ‘investigation area’ rather than a ‘development area’.

Infill residential development (bounded by Maida Vale Road, Roe Highway, Kalamunda Road)

This existing residential area has been identified for increased residential densities to achieve infill development in older areas. The LPS identifies an expected yield of 192 lots, accommodating 480 persons.

It is understood that the Shire’s upcoming local housing strategy will delineate areas suitable for increased residential densities and establish recommended density codings. The progression of the strategy will provide opportunities for stakeholder input, including members of the public and relevant government agencies.

Prior to the rezoning of any land, it will be necessary to establish an effective framework for the consideration of water management issues, with respect to establishing and achieving water quality and quantity design objectives. *Better Urban Water Management* establishes a context for such matters and further guidance on the level of investigation required. Transport considerations will also likely be critical, with respect to private car, public transport and non-motorised transport options. A traffic impact assessment will likely be required in accordance with the Commission’s *Guidelines for Transport Assessments*. Whether a formal structure plan will be required to provide an effective framework for the achievement of increased residential densities is a matter that will need to be considered in the preparation of the local housing strategy.

Residential bushland

As noted earlier in this report, a portion of Maida Vale has been identified for inclusion in the Residential Bushland zone. There are a wide range of considerations,

including whether or not this form of development is appropriate in this location and the fact that matters related to bushfire risks have arguably not progressed far enough to demonstrate that the area is appropriate to support an intensification of development. As previously discussed, it is recommended that the area is identified as an ‘investigation area’

iv. High Wycombe

South of Kalamunda Road

Increased residential densities are recommended for existing areas in Highway Wycombe, to facilitate infill residential development in existing areas. It is understood that the Shire’s upcoming local housing strategy will delineate areas suitable for increased residential densities and establish recommended density codings. The progression of the strategy will provide opportunities for stakeholder input, including members of the public and relevant government agencies.

Prior to the rezoning of any land, it will be necessary to establish an effective framework for the consideration water management issues, with respect to establishing and achieving water quality and quantity design objectives. *Better Urban Water* establishes a context for such matters and further guidance on the level of investigation required. Transport considerations will also likely be critical, with respect to private car, public transport and non-motorised transport options. A traffic impact assessment will likely be required in accordance with the Commission’s *Guidelines for Transport Assessments*. Whether a formal structure plan will be required to provide an effective framework for the achievement of increased residential densities is a matter that will need to be considered in the preparation of the local housing strategy.

North of Kalamunda road

Cell U2 is expected to continue with urban development, yielding an anticipated 328 lots and accommodating a further 820 persons (equating to 4% of the expected growth within the Shire over the next 20 years) This is generally consistent with the expectations outlined in the *Outer Metropolitan Perth and Peel Sub-Regional Strategy*. While depicted on a number of figures within the LPS documentation, the development of this area is not illustrated on the key elements map. It is recommended that this be required as a modification.

v. Gooseberry Hill

The LPS does acknowledge concerns expressed by community members about the limited nature of public transport servicing the area. It was also acknowledged that access to reticulated wastewater infrastructure is currently limited and is likely to remain that way due to the nature of the area. The LPS does not provide any specific recommendations in respect of the Gooseberry Hill locality at this time, however this is considered reasonable in the context of the limited changes anticipated for this area.

vi. Piesse Brook

A significant proportion of this locality is identified as Parks and Recreation reserve under the MRS. A relevant consideration for the planning of this area, recognised under the LPS, is the implementation of the Middle Helena Catchment Strategy. There is some landowner interest in further subdivision within this locality, which the Shire had advised that it is prepared to further investigate in conjunction with the Department of Water and the Department of Planning.

An area immediately north of Mundaring Weir Road has been identified on the LPS map as ‘special rural’, with an associated notation that states ‘lifestyle opportunities – investigation of rural zoned land below the minimum lot size to special rural lots’. This area is currently zoned Rural under the MRS and is predominantly zoned ‘Rural Landscape Interest’ under the Shire’s LPS No. 3. The area is in fragmented ownership, there is some significant existing vegetation and the current LPS no. 3 provisions allow subdivision to potentially achieve a minimum lot size of 6 hectares with development controls relating to the keeping of animals, commercial activities and the clearing of vegetation.

Without an assessment having been completed, the bushfire hazard level for this area is not known. Considering the location and characteristics of the area, there is a reasonable likelihood that the area may be identified as extreme. Should the area be rezoned to Special Rural, a minimum lot size of 1 hectare may potentially be established, allowing for further subdivision (and subsequent development) of some properties. In accordance with the *Planning for Bushfire Protection Guidelines*, further subdivision and development should not be supported unless it is unavoidable – that is not the case in this instance. It is recommended that the strategy be modified to replace the designation of ‘special rural’ with the designation ‘investigation area’.

vii. Kalamunda

The LPS identifies matters relating to increased residential densities as a relevant consideration, in the context of infrastructure availability. The LPS recommends that residential areas in Kalamunda should be recoded to increase development and make the sewerage scheme more economically viable. During the advertising period, a number of submissions identified this matter as an area of potential concern particularly with respect to potential traffic impacts and the loss of character.

The LPS does not provide any particular strong direction on this matter, beyond acknowledging that the current sewerage scheme is not economically viable in its current form. The LPS does anticipate that infill development and subdivision around the Kalamunda Townsite could potentially accommodate an additional 1,136 lots, equating to approximately 2,840 people.

Without the benefit of a specific proposal, technical investigations nor direct stakeholder engagement on related issues, it is not considered appropriate for the Commission to establish a formal position at this time. Any proposal for rezoning would need to be supported by relevant investigations/documentation and considered on its merits against the planning framework of the day and against the matter listed in Schedule 7 of the *Planning and Development Act 2005* in respect of the matters.

Any scheme amendment to rezone land would need to be progressed in accordance with the provisions of the *Town Planning Regulations 1967*, including formal advertising for stakeholder comment. Any proposal would need to be considered on its merits, having regard to the submissions received from members of the public and relevant government agencies.

viii. Hacketts Gully

A significant proportion of the Hacketts Gully locality is identified as State Forest, with the balance being rural in nature with some orchards. The LPS identifies the protection of the Middle Helena Water Catchment Area as a priority for this locality. As outlined earlier, the Shire is currently progressing a study for the orchard areas to identify opportunities for the future. The LPS identifies that a significant issue for this locality is the potential Western Power Eastern Terminal and associated infrastructure; it is understood that further consideration of this proposal has been deferred.

ix. Bickley

The Bickley valley has been identified as an area containing significant tourism attractions, including national park areas and a wine region. There are no specific recommendations contained within the LPS in respect of this locality

x. Lesmurdie

There are no specific recommendations contained in the LPS for this locality. Subdivision and development are constrained by the lack of sewer and there is arguably a lack of community support for further subdivision and development. The lack of public transport services is a concern to the local community. In addition, concerns have been raised with respect to streetscape and general amenity matters – the shire has started to respond to these concerns through the preparation of a townscape improvement plan.

xi. Carmel

An area immediately north of Carmel Road has been identified on the LPS map as ‘special rural’, with an associated notation that states ‘lifestyle opportunities – investigation of rural zoned land below the minimum lot size to special rural lots’. This area is currently zoned Rural under the MRS and is predominantly zoned ‘Rural Landscape Interest’ and ‘Rural Conservation’ under the Shire’s LPS 3. The area is in fragmented ownership, there is some significant existing vegetation and the current scheme provisions allow subdivision to potentially achieve a minimum lot size of 6 hectares with development controls relating to the keeping of animals, commercial activities and the clearing of vegetation.

Without an assessment having been completed, the bushfire hazard level for this area is not known. Considering the location and characteristics of the area, there is a reasonable likelihood that the area may be identified as extreme. Should the area be rezoned to Special Rural, a minimum lot size of 1ha may potentially be established, allowing for further subdivision (and subsequent development) of some properties. In

accordance with the *Planning for Bushfire Protection Guidelines*, further subdivision and development should not be supported unless it is unavoidable – that is not the case in this instance. It is recommended that the strategy be modified to replace the designation of ‘special rural’ with the designation ‘investigation area’.

xii. Walliston

There are no specific recommendations in the strategy with respect to the locality of Walliston. It is generally recognised that access to reticulated sewer is the predominant constraint to further subdivision and development.

xiii. Pickering Brook

The LPS proposes the identification of the Pickering Brook Townsite site for urban expansion and for the area to form part of a ‘proposed urban development area’. The LPS identifies that there is the opportunity to consolidate existing uses, with a view to provide a focus for the town, as follows:

“Some scope exists for further subdivision of the land in the town site of Pickering Brook to a minimum of 2,000sqm and the expansion of the Residential Bushland (4,000sqm lots) zone to land immediately abutting the town site to allow for the creation of additional lots. There is also potential for a small commercial activity centre at the centre of Pickering Brook to cater for neighbourhood services and to create a focus for the settlement. Consideration should therefore be given to the preparation of a structure plan for the Pickering Brook Town Site to guide further subdivision in the town site area.”

A portion of the Townsite has been subdivided and developed, generally reflecting the current Urban zoning under the MRS. The LPS proposes a significant expansion of the Townsite, with Figure 35 in the LPS identifying a structure plan area.

It is acknowledged that the current settlement pattern is somewhat irregular, with a commercial centre located some distance to the west of the existing residential area. The merits of seeing the land transferred to the Urban zone under the MRS have not yet been determined, nor is there sufficient supporting documentation in the LPS to support this occurring.

It is understood that the Shire’s investigations for the future of the town are in early stages and are expected to continue, somewhat in parallel with the current Hills Orchard Study. Key considerations will presumably include but not be limited to potential settlement patterns, infrastructure servicing, transport, environmental impacts, relationship to the surrounding land uses and planning for bush fire protection.

Without the necessary knowledge and investigations completed, it is not considered appropriate to designate Pickering Brook as an ‘Urban Development Area’ at this time. Acknowledging the need for further planning, it may be considered appropriate to designate the area as a ‘Pickering Brook Townsite Investigation Area’ or similar, and for the colour on the LSP to be updated accordingly. It is also recommended that figure 35 in the documentation be modified to include a watermark notation on the

plan stating ‘for illustrative purposes only’ or similar, to ensure that stakeholders understand that this has not yet been formally established a definitive boundary for future structure planning.

It is recommended that the LPS designation of ‘Proposed Urban Development Area’ be replacing with a designation of ‘Pickering Brook Townsite Investigation Area’ or similar, removing the current colouring and instead establishing simply a red border around the area. In addition, it is recommended that Figure 35 in the documentation be modified to include a watermark that states.

Path forward for finalising the LPS

This report provides the Commission with the opportunity to consider the submissions received from the advertising period, the subsequent recommendations of the Shire and ultimately make a determination on the finalisation on the LPS.

The Statutory Planning Committee in April 2011 considered the LPS for initial certification. The decision of the Committee arguably established the LPS as a ‘seriously entertained’ planning document, enabling the matter to progress to advertising for public comment. Having given consideration to the submissions received during the advertising period, the subsequent decisions of the Shire and the completion of a technical review, a series of recommended modifications have now been identified as set out throughout this report and set out in full as an attachment.

The recommended modifications are not considered to be substantial in nature nor alter the material intent of the LPS. In the main, the modifications are intended to make sure that the LPS properly cross references other existing planning documents or the current status of planning initiatives, each incorporating separate opportunities for stakeholder involvement and input.

A LPS is a framework, intended not as a precise statutory planning instrument, but rather a strategic document intended to provide direction for an extended period – in the case of Kalamunda, the intended period is 20 years. It is considered appropriate for a LPS, as an overarching strategic framework, to identify particular strategies and actions that will need to be progressed into the future to deliver a particular outcome and/or investigate a particular matter more comprehensively. It is not realistic to expect that a LPS will provide definitive resolution to all matters.

The final assessment of the LPS submission has been completed using the best information available at this time, recognising that there are a number of strategic initiatives that may inform future planning including, but not limited to:

- The finalisation of *Directions 2031 and Beyond*;
- The finalisation of the *Outer Metropolitan Perth and Peel Sub-Regional Strategy*;
- The finalisation of the public transport plan for Perth); and
- The preparation and progression of a sub-regional structure plan for the North-East Corridor of the Perth Metropolitan Region.

However, timely decisions need to be made based on the best information available, and for planning documents to be regularly reviewed to ensure that they remain

contemporary, providing a framework for considering and effectively planning for emerging issues and opportunities. Maintaining effective stakeholder relationships will be critical for the successful implementation of the LPS in a dynamic environment.

CONCLUSION

It is recommended the Commission advise the Shire that it is prepared for grant approval final approval to the LPS, once the mapping and documentation has been updated in accordance with the recommended modifications set out in the attachments and the full resolution set out at the beginning of this report.

The Kalamunda LPS is presented for formal consideration by the Commission. In light of the submissions received from the advertising period and further technical assessment, a number of recommended modifications have been identified.

Once the modifications have been made to the documentation, the LPS is considered to have met the requirements set out in the *Town Planning Regulations 1967*, relevant state planning policies and guidelines and matters outlined in the *Local Planning Manual*. The LPS, once modified, will provide an effective framework for more detailed investigations and planning to progress.

Shire of Kalamunda Local Planning Strategy

Recommended Schedule of Modifications – September 2012


#	Section	Modification
1	Document	Inclusion of document/version control page
2	Executive Summary, Section 2, Section 3.4.3, Key Elements Plan	<p>Inclusion of text explaining the purpose of the key elements plan. and including a statement in the document that to effect of 'It should not be assumed that investigation areas will be rezoned for further subdivision urban or industrial development at anytime' and incorporate the following definition of investigation area – 'Investigation area means an area identified in a strategic plan that presents development and growth opportunities, however requires further investigations to resolve identified constraints including infrastructure servicing.</p> <p>The text in Section 2 shall clearly outline the key matters that will need to be investigated for each investigation area including but not limited to:</p> <ul style="list-style-type: none"> • Bushfire risk • Transport/movement networks • Infrastructure/servicing • Environmental and landscape impacts • Urban water management
3	Key Elements Plan	Inclusion of new category 'investigation areas' on the map legend
4	Sections 2.4.9, 3.2.4, 3.2.7, 3.4.9	Updating the documentation to replace references to the Draft Industrial Lands Strategy with reference to the Economic and Employment Lands Strategy (2012)
5	Section 3.2 – State and Regional Planning Context	Modifying the documentation be to (a) make reference to the SPP 5.4 and (b) note that relevant stakeholders, including but not limited to the Shire and relevant state government agencies, will need to work together to ensure that road and rail transportation noise is appropriately considered at each stage of planning and as early as possible.
6	Section 3.2.4 – State Planning Framework	Updating the reference to Liveable Neighbourhoods, no longer as a draft policy but rather a final/operational policy.

#	Section	Modification
7	Section 3.2.5 – State Planning Policies	Updating the reference to SPP 4.2 – Activity Centres for Perth and Peel from a draft policy to a final/operational policy.
8	Section 3.2.6 – Regional and Sub-Regional Structure Plans	Including reference to the planned preparation of the Sub-Regional Structure Plan for the North-Eastern Metropolitan Area of Perth, with substantial progress anticipated over the next 12 months.
9	Section 3.2.9 – Planning for Bush Fire Protection Guidelines	Including in the report text an outline of the Shire's intended path forward for progressively planning for bush fire protection (in conjunction with FESA and the Department of Planning) including the completion of bushfire hazard assessments, the designation of areas as bushfire prone and the introduction of special control area provisions in the local planning scheme to ensure building designs are consistent with AS3959.
10	Section 3.2.9 – Planning for Bush Fire Protection Guidelines	Highlighting in the LPS that any local or regional planning scheme amendments would need to be supported by a completed fire hazard assessment and that it is possible that recommendations from the assessment may mean that rezonings may not be able to proceed.
11	Executive summary, figure 1, Section 3.4.3, Key Elements Plan	In the localities of Wattle Grove, Forrestfield and Maida Vale replacing the designation of 'Proposed Residential Bushland' with a designation of 'Foothills Investigation Area'. The key elements plan shall be modified to remove the colour shading for the relevant area, with the area depicted in white, with a red border, in accordance with the Commission's <i>Structure Plan – Digital Data and Mapping Standards</i> (2012). A notation shall be placed on the mapping stating that an exact boundary for the investigation has not yet been determined. The notation on the map stating 'Environment – The introduction of Scheme provisions for proposed Residential Bushland zone to identify and protect Local Natural Areas and areas of environmental significance' shall be removed from the map. The notation stating 'Urban Growth – Identification of foothills area of Forrestfield, Maida Vale and Wattle Grove as future low density urban area' shall also be removed from the map.
12	Executive summary, figure 1, Section 3.4.3, Key Elements Plan	In the locality of Wattle Grove replacing the designation 'Proposed Urban Development Area' with a designation of 'Urban Investigation Area'. The area shall be illustrated on the Key Elements Plan in such a manner that clearly depicts that an exact boundary has not been determined (as example, an asterisk or star). The key elements plan shall be modified to remove the colour shading for the relevant area, with the area depicted in white, with a red

#	Section	Modification
		border, in accordance with the Commission's <i>Structure Plan – Digital Data and Mapping Standards</i> (2012). A notation shall be placed on the mapping stating that an exact boundary for the investigation has not yet been determined.
13	Executive summary, figure 1, Section 3.4.3, Key Elements Plan	In the locality of Maida Vale replacing the designation 'Proposed Urban Development Area' with a designation of 'Urban Investigation Area'. The area shall be illustrated on the Key Elements Plan in such a manner that clearly depicts that an exact boundary has not been determined (as example, an asterisk or star). The key elements plan shall be modified to remove the colour shading for the relevant area, with the area depicted in white, with a red border, in accordance with the Commission's <i>Structure Plan – Digital Data and Mapping Standards</i> (2012). A notation shall be placed on the mapping stating that an exact boundary for the investigation has not yet been determined
14	Executive summary, figure 1, Key Elements Plan	In the localities of Wattle Grove and Forrestfield where currently designated 'Proposed Industrial Development Area' and land is currently zoned Rural under the Metropolitan Region Scheme the designation shall be modified to 'Industrial Development Investigation Area'. The key elements plan shall be modified to remove the colour shading for the relevant area, with the area depicted in white, with a red border, in accordance with the Commission's <i>Structure Plan – Digital Data and Mapping Standards</i> (2012). A notation shall be placed on the mapping stating that an exact boundary for the investigation has not yet been determined
15	Key elements plan	In the localities of Kalamunda, Walliston and Carmel replacing the designation 'Special Rural' with a designation of 'Investigation Area'. The key elements plan shall be modified to remove the colour shading for the relevant area, with the area depicted in white, with a red border, in accordance with the Commission's <i>Structure Plan – Digital Data and Mapping Standards</i> (2012). A notation shall be placed on the mapping stating that an exact boundary for the investigation has not yet been determined and the notation that states 'Lifestyle Opportunities...' shall be removed from the key elements plan.
16	Key elements plan, Section 3.4.8	In the locality of Pickering Brook replacing the designation 'Proposed Urban Development Area with a designation of 'Pickering Brook Townsite Investigation Area'. The key elements plan shall be modified to remove the colour shading for the relevant area, with the area depicted in white, with a red border, in accordance with the Commission's <i>Structure Plan – Digital Data and Mapping Standards</i> (2012). A notation shall be placed on the mapping stating that an exact boundary for the investigation has not yet been determined.
17	Key elements plan	Designation of urban cells U2, U4,U6,U7 and U9 as 'urban development areas'

#	Section	Modification
18	Section 3.4.3 – Housing Characteristics	<p>Modifying the documentation to clearly identify that:</p> <ul style="list-style-type: none"> • the six identified sites for aged person accommodation have been based on preliminary investigations only and that each site requires further investigation • additional sites within the Shire may be suitable for aged person accommodation, having regard to accessibility criteria and ability to be effectively serviced by infrastructure. • require the LPS to be modified to incorporate potential criteria for determining the suitability of sites including, but not limited to the following: <ul style="list-style-type: none"> ◦ accessibility to public transport ◦ accessibility to convenience shopping ◦ ability to be effectively serviced by infrastructure in an efficient and cost effective manner ◦ the characteristics of the land • matters relating to aged person accommodation will be considered further as part of the local housing strategy that is currently in preparation by the Shire.
19	Section 2.4.12 – Traffic and Transport (strategies) Section 3.4.13 – Traffic and Transport	<p>Modifying the documentation, as follows:</p> <ul style="list-style-type: none"> • Including reference to SPP5.4 as part of the state planning framework; • Reference being made in the traffic and transport section of the LPS documentation to the Commission's Transport Assessment Guidelines for Developments and the need for traffic impact assessments to be considered at each stage in the planning process; • Reference being made to the Regional Integrated Transport Strategy prepared by the EMRC in 2008, as a framework for more detailed planning and infrastructure delivery; • Reference being made to the Eastern Metropolitan Regional Bicycle Masterplan prepared by the EMRC in 2011, as a framework for more detailed planning and infrastructure delivery; • Updating references to a potential rail linkage as being to 'High Wycombe' rather than 'Kalamunda'; • Reference being made to the freight routes contained within the Shire that are under the local government jurisdiction; and • Reference being made to the Perth and Peel Freight and Intermodal Network Plan
20	Section 2.4.10 – Rural, Section 3.4.8 – Rural Land Use	Replacing the reference to a 'minimum 2 hectare lot size' with 'potential for further subdivision and development'

Local Planning Strategy - Key Planning Elements



Government Agency and Community Group Submissions			
Issue	Submission/Issue Number	Council response	
1 General - no objection to the strategy		1.1, 5.1 noted	
2 Protection of natural environment			
Protection needs to be afforded to threatened fauna habitats (Carnaby black cockatoos)	3.2, 9.3, 10.3	All such habitats will be protected as per Federal legislative requirements	
concern that native vegetation particularly throughout the Residential Bushland zone will become degraded by measures to comply with the Planning for Bushfire Protection guidelines, suggests implementation of wildlife corridors and areas of high conservation value be excluded from strategic firebreaks and restrictive fencing	3.3,4.17	Shire is mindful of protecting vegetation. Residential Bushland zone has been specifically chosen to retain high percentage of trees. Fire protection measures will also need to be catered for.	
protection for TEC and DRF areas, Bush Forever sites and creek lines of Maida Vale and Wattle Grove area	4.4.	Prior to any rezoning proposal, flora and fauna assessments will be undertaken to ensure all land identified as having significant vegetation and habitats are afforded the appropriate protection	
Support for the incorporation of the Local Biodiversity Study into the local planning strategy	4.2, 7.6, 16.2	Noted	
Strategies, "minimise the impacts of the built environment on the natural environment", supported, but the phrase "taking into account the need to balance these objectives with the wider strategic land use planning" is of a great concern	4.6	The environmental objectives must be balanced against the social and economic objectives of the Strategy.	
Minimise the loss of significant areas of wetland.	4.11.	Wetland protection as recognised by the DEC and EPA will be protected.	
Ensure that the development of other tourist attractors is not at the expense of the environment.	4.12, 4.22, 7.8	Tourism development should be sustainable and not at the expense of the environment	
Industry, vision statements, NRPG has expressed concerns in 2004 over the potential loss of vegetation in KHIMP areas in the Shire.	4.14	The proposed industrial area in Forrestfield/High Wycombe given its strategic location represents a key development area for State and local government. Areas identified as having significant vegetation will be set aside as reserve land. This has occurred with Stage 1 of the development.	
proposed environmentally sensitive design guidelines for Forrestfield High Wycombe industrial area - will they have any teeth?	4.15	Yes, once adopted. The guidelines are more for the built form, but will also consider environmental management	
Ensure that needed rural land for residential uses is suitable under environmental, biodiversity and sustainability criteria.	4.18	Noted	
Wildlife Corridor Strategy is referred to as a Plan and as not having a formal status, hope that a consideration is given to a true importance of the strategy. Reserves to reflect Wildlife Corridor Strategy	4.31, 16.2	The Wildlife Corridor Strategy will be re-examined as part of the LPS. - The LPS has no intention of changing any of these reserve areas	
Protection of wetlands, spoiled by the phrase, where practicable, shows a lack of real commitment.	4.38,4.37	The Shire acknowledges the concern and commits to addressing this matter	
Does the Shire have a legislative ability to extend the protection of biodiversity and remnant vegetation as far as subdivision stage?	4.40.	Biodiversity Strategies are guideline documents. There are, however, statutory requirements covering most stages of the planning process. See Planning and Development Act and Environmental Protection Act.	
Rationalisation of reserves, concern is how the environmental values will be assessed; it might be different if assessed in isolation than in relationship to potential linkages.	4.41	Qualified environmental staff will assess.	
Resist the pressure for further subdivision in Orchard areas as well as Rural Conservation and Rural Landscape Interest for damaging effect it could have on environment.	4.46	Council has resolved to review the Hills Orchard Study as a result of strong community pressure.	
The proximity of the new industrial area to the Poison Creek has to be closely controlled and any contamination will extend to the airport wetlands, already under threat.	4.49	The Environmental Protection Authority does not permit creeks to be contaminated.	
Remnant vegetation needs more protection than given by Bush Forever alone	4.53	The Shire comprises 74 per cent conservation in reserves, nature reserves, national parks and State forests.	

	NRPG is concerned that any community concerns voiced in submissions will fail to amend this document. The Shire has an obligation to defend the environmental values that make Kalamunda what it is, not only for the residents of the Shire but Perth as well, to the best of their legislative ability and this Strategy should, through its attention to detail, ensure that these values are preserved.	4.57	The environmental objectives must be balanced against the social and economic objectives of the Strategy in a sustainable way
	That the Shire of Kalamunda's Strategy strengthens provisions to participate in the Shire of Mundaring's pursuit of watercourse maintenance and enhancement for those watercourses and catchment areas shared by both municipalities.	8.7	Joint watercourse monitoring is in the interests of both Shires.
	That the Strategy recommends that appropriate consistent measures are put in place to ensure that private landholders maintain responsibility over the protection of Local Natural Areas on private holdings.	8.8	Agree
	So much of the eastern side of the Swan Coastal Plain has been cleared that it is a part of government policy that there is a presumption against clearing on the eastern side of the Plain. The UBC appeals that the government policy is respected.	9.2, 10.2	Noted
	Mundy Regional Park is strategically important in maintaining and expanding wildlife corridors between the Swan River and Darling Scarp and this should be recognised in the Local Planning Strategy.	16.4	Noted
	Support for general thrust of LPS, particularly with respect to environmental protection	4.3	Noted
	Keen to see vision statement for the environment translated from words into action	4.5	Noted
	industrial activities have the potential to impact on the natural environment that will require careful attention	4.26	Noted
	Concerns about impact of unsustainable development on the natural environment	4.27, 4.30,	Noted
	General support for the local biodiversity strategy	4.29, 7.6	noted
	keen to see restrictions on vegetation clearing properly addressed at structure plan stage	4.32, 4.35	This is a requirement of the Planning and Development Act
	the implementation of the biodiversity strategy to date seems to offered little benefit with respect to minimising vegetation clearing and the dominance of development of environmental planning	4.33	The Shire is not sure what exactly is being referred to. Certain development proposals have been rejected on sustainability grounds, particularly the environmental aspects
	It is understood that Wattle Grove East of Tonkin Highway was identified as a mitigation zone by the federal government and as such should remain rural without explicit approval from the federal government	9.4, 10.4	Further information required as part of future planning, as the federal government does not usually get involved in local matters
3 Planning for Bushfire Protection			
	Shire encouraged to implement the Planning for Bushfire Protection Guidelines	3.1, 17.1	Shire already implements guidelines
	concern with possible reaction from State authorities in the preparation of a Bushfire Strategy, protection of natural environment will not be sufficiently robust in the face of population and commercial pressures	4.1	This concern is relate to the overall interaction between State bushfire considerations and vegetation preservation but is not specifically relevant to the Local Planning Strategy. The preparation of a Fire Management Strategy will be well considered and fully investigated to ensure it meets the recommendations contained in the draft Strategy.
	Planning for Bushfire Protection Guidelines, applied widely they have a potential to devastate the environment.	4.23	This will be reviewed and considered as part of the proposed strategy.
	Extreme fire hazard area, terms selective clearing and firebreaks seem mutually exclusive.	4.24	Selective clearing around dwellings will have to occur.
	Building protection zone of 20m, will cause a problem if extended to existing dwellings, equally, the 80m hazard separation zone would involve a great deal of clearing.	4.25	Noted
	Research on post fire weed eradication, should be given a high priority in the budget.	4.43	Noted

That the Shire of Kalamunda's Strategy recommends coordinated periodic reviews of its Bushfire Assessment with the Shire of Mundaring in order to provide comprehensive planning between municipal boundaries.	8.6	Comprehensive joint planning is a worthwhile objective
utilities should be provided in a manner which maximises vegetation preservation	4.21	Noted
the acknowledgement of environmental linkages is welcome	4.34	Noted
concerns about lack of resources available at the Shire for environmental compliance, particularly in buffer areas	4.36	The Shire has sufficient resources
4 Rural zones - Special Rural, Hills Orchard Areas		
Special Rural and Rural Composite zones, in particular where they are buffers between urban zones and the scarp should be preserved as they are.	4.47	Strong resident submissions that Residential Bushland, 4,000sqm lots, should be adequate buffer.
The invasion of Special Rural zones by industrial uses points to a failure of the current zoning to define clearly activities permitted by the zone.	4.48	Do not agree. This reflects economic changes taking place in the State and Kalamunda is central to these changes.
Shire of Kalamunda should put precautionary measures in place to ensure that the proposed intensification of development in current rural areas does not create an undesirable precedent for growth within its boundaries.	8.5	Noted
Provide additional protection for Hills Orchard Area	2.1, 2.9, 4.46	Orchard area will be subject of further review that will include consultation with Dept of Ag & Food
environmental values of areas should be recognised in hills orchard review	4.19	This will be taken into consideration as part of the review
strategic value of orchard areas should be recognised by zoning under the scheme or recognition in local policies	2.2	Strategic value of orchard area is well understood and needs to be safeguarded
the predicted growth in WA will be require food supplies to double, making areas like the hills orchard area even more valuable	2.3	Agree with comment.
None of the 4 LPS growth scenarios propose a change in zoning so why does the LPS observe that it is necessary for rural lands to be identified for residential purposes	2.4	The rural land referred to is the special rural zone, which is not an agricultural/food production area
increase in small rural lots does not translate to increase in agricultural enterprise - lots below 10ha should be zoned rural residential, to establish clear definition of urban growth boundaries	2.5-2.7	Noted
threat of fruit fly on agricultural land - appropriate controls and buffers to urban land	2.8	This will need to be addressed on an ongoing basis
5 Residential Bushland		
fully supported, but should include cases for blocks less than 4000sqm	4.8	Noted
6 Aged Care facilities		
agreed, but not to the detriment of wildlife corridors/greenways	4.9	Noted
Rezoning land on the promise of an aged care facility being developed has failed in the past (Active land rezoning in High Wycombe).	4.28	Noted
Why is ageing population a constraint	4.54	A normal distribution of population age groups better for social and economic reasons.
Urban development in Wattle Grove area would capitalise on the close proximity to Perth and services in nearby developed areas and the regional road network. In particular, that applies to the two locations proposed for future aged accommodation in Wattle Grove area. All that is dependent on the extension of sewerage in the area. This may increase the suitability for development in Orange Grove, in the City of Gosnells that is at present retained as rural living.	6.1	Advice received and discussion held with the Water Corporation indicates that the necessary services can be provided to the site. The issue is one of timing and cost.

	Aged accommodation is most urgent - Gavour Road. Wattle Grove lot should be prioritised.	7.1, 15.2 - 15.6.	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, developers, State and Local government are in a position to undertake the planning process necessary to develop the sites.
	Supports aging in place	15.4	Noted
	Preparation of a local housing strategy to provide more aged accommodation by private sector is supported	5.2	
7 Housing diversity			
	Lack of housing diversity is another challenge for Shire of Kalamunda, infill and activity centre's consolidation will partially cater for that. Other ways to address that would be density bonuses for corner lots or larger sites as well as expanded use for Granny flats.	5.3	The Shire has tried to diversify, however, residents generally prefer single residential.
	Housing should emphasise sustainable design principles, minimise private car use, maximise higher densities in the foothills and preserve bush	7.5	Noted
	Would welcome opportunity to discuss opportunities for a number of potentially to be disposed of by the Shire, in order to meet future housing needs	5.4	Noted
8 Industrial land			
	the draft Strategy referred to land in Orange Grove as being considered for industrial development, however, City of Gosnells has expressed a strong objection to that part of the State Government Draft Industrial Land Strategy.	6.2	Noted
	It is possible that the industrial development in the Maddington Kenwick Strategic Employment Area will have an impact on the Special Rural area in Wattle Grove in terms of increased traffic movements through Coldwell and Brooks Roads. The proposal in the draft Strategy for light industrial development for this area is supported as development for this purpose would likely be better planned and coordinated across the boundary with the City of Gosnells if the ultimate intent is for similar, rather than potentially conflicting land uses.	6.4	The Shire will be looking to coordinate its structure planning of the area with the City of Gosnells in respect to Area 3A.
	Planning for the Maddington Kenwick Strategic Employment Area is progressing, including MRS amendment for precinct 1 and preliminary investigations for other precincts. Keen to see other	6.3,6.5	Noted and supported.
9 Public transport			
	The Shire should exploit the airport proximity opportunities, particularly the rail extension into the Shire for park and ride.	7.2	The Shire has been advocating for a rail extension from Perth Airport for the past 3 years.
	Strongly support plan for public transport and encourage the Shire to continue planning for airport rail spur to be built under next Labor government	7.7	Noted, as above
	The Shire of Kalamunda should liaise with the Shire of Mundaring in advocating the expansion of public transport in the hills.	8.3	Noted
10 Bicycle network			
	Consider developing a dedicated bicycle network plan for the Shire that would be integrated, where possible with the Shire of Mundaring bicycle network.	8.4	Integration of cycle networks is worth pursuing
11 Traffic/Roads			
	In order to inform Shire of Mundaring's investigations for the optimum access arrangements for businesses in Midvale between Roe Highway and Farrall Road, decisions that result in intensification of development affecting Roe Highway should be related to the Shire of Mundaring	8.1	Ongoing liaison with the Shire of Mundaring will be maintained.

The Shire of Kalamunda should include provisions to facilitate auditing of the adequacy of vehicular access, linking both shires.	8.2	Ongoing traffic monitoring will be maintained.
12 Urban Design and Streetscape		
It is important to ensure that activity centres are attractive and carefully designed	7.3,4.10,4.20	Urban design and streetscape for the commercial areas of the Shire, i.e. Kalamunda Town Centre is an important element of the Strategy and is reflected in the townscape improvement plans currently being prepared for a number of commercial centres in the Shire. These guidelines will allow for the creation of safe, attractive, environmentally sustainable, economically successful and socially equitable places.
13 Support for community infrastructure		
	7.9	Noted
14 Service Infrastructure		
Developers of this land will need to examine water, wastewater and drainage servicing options in more detail in consultation with the Water Corporation. System upgrades may be required, depending on the nature, scale and timing of development.	18.1	It is acknowledged that detailed investigation will have to be undertaken for this area in terms of service delivery.
Head works for the Forrestfield/High Wycombe Industrial areas- existing water scheme for the area will have to be reviewed in light of the proposed rezoning. This review will take approximately 1 year to complete and once done it will outline what works will need to be prefunded by developers.	18.4	Noted
Mundaring Weir- Reservoir Protection Zone for the Mundaring Weir should be included in the Scheme Maps	18.5	The Shire is proposing to initiate an amendment to introduce Scheme provisions to place a Water Catchment reservation and Rural Water Protection zone over areas designated P1 and P2.
Middle Helena Catchment Area- The RPZ for Middle Helena Catchment Area as per MHCA-Land Use and Water Management Strategy should be included on the Scheme Plan maps.	18.6	As above
Victoria Reservoir- RPZ for Victoria Reservoir should be included in the Scheme Plan maps.	18.7	Noted
Waste Water - Kalamunda DURE Scheme- figure 39 in the Strategy should be revised following the agreement and update of the information.	18.8	The plan will be amended to reflect this.
Review the wording for the Stirk Parks catchment comments under section 3.4.14-The Corporation is currently waiting on formal submission from the Shire to enter into performance based prefunding agreement to construct wastewater pump station. The Corporation pays this money back once the successful takeover of the pump is complete. Sufficient funds are currently available but this cannot be guaranteed until the formal application from the Shire is received.	18.9	The document will be amended to reflect this.
The proposed urban growth areas in Forrestfield, Maida Vale and Wattle Grove areas, including the areas already serviced with the sewer will require a substantial upgrade of the existing pump station and mains extensions from existing sewer infrastructure into the areas currently without sewer. The order of priority in order to allocate the capital funds is currently being investigated by the Water Corporation.	18.10.	The Shire of Kalamunda is aware and acknowledges that further increase of density in already serviced areas will require in most cases some upgrade of the facilities and infrastructure and that the servicing of the areas currently without the sewer will require a significant work on extension of the infrastructure from the current sewer districts.
Storm water drainage - Local authority drainage is a major constraint to development and that should be mentioned either in section 3.4.14 Utility Services or in a standalone section. - Additional stormwater runoff from new developments needs to be compensated on site to pre-development levels.	18.11, 18.12	Noted
Opportunity to incorporate Yule Brook, Crumpton Creek and Poison Gully into POS should be included.	18.13	Noted
Flows in Poison Gully upstream of Perth Airport should be compensated as described in the capacity review.	18.14	Noted

	The findings of the Crumpton Creek Hydrology Study should be incorporated into Maida Vale south urban area and Forrestfield Industrial area.	18.15	Noted
	The Shire may investigate opportunities to integrate Reynolds Road Compensating Basin into the POS as discussed in the scheme review.	18.16	Noted
	Existing Yule Brook floodplain through the proposed industrial area south of Welshpool Road East needs to be retained to be consistent with the City of Gosnells land planning for the MKSEA immediately downstream.	18.17	Noted
	It would be expected that the Strategy contains a District Water Management Strategy. The need is to address State Water Strategy 2003, State Water Plan 2007 and the Strategy Planning Policy 2.9	18.18	DWMS will be required for all local planning scheme amendment proposals resulting from the implementation of the Strategy.
15 Administrative			
	DoW advised of numerous updates and text inclusions	11.1-11.10.	Noted or too detailed for broad scale land use plan
16 Other			
	Site investigation to determine soil and groundwater contamination for future development proposals should be done in case of reported or suspected contaminated sites	3.4	All development sites will need to be assessed for contamination as part of the detailed site assessment requirements
	Infill development is fine in-principle, however POS areas should be excluded from consideration	4.7	All new development areas will require the provision of a minimum of 10% for public open space.
	should ensure that more sections in the strategy are shown as subject to environmental sustainability	4.13	noted
	general support for the established rural vision statement	4.16	noted
	mapping provided should offer a greater level of detail	4.39, 4.42,	the LPS has been prepared strictly in accordance with the DoP guidelines and an appropriate level of detail has been provided
	strong support sustainability considerations through urban design, the provision of housing and in addressing climate change	4.44	Noted
	local open space should be chosen to make maximum use of any links to other areas of POS	4.50	Agreed.
	local trails master plan is supported, however some concerns about dieback	4.51	Noted
	information provided by Western Power in respect of future supply may no longer be reliable, concerns about powerlines through state forest.	4.52	Noted
	erosion is of concern, particularly from new development. Environmental policies need to be reviewed by the shire	4.55	Noted, however not seen as directly related to LPS
	Minor typographical corrections to the document recommended	4.56	Will be corrected
	Support for population projects and the need to carefully plan ahead for upward pressure	7.4	Noted
	objection to the finalisation of amendment 18 for lot 500 Gavour Road	9.1	The issue of amendment 18 will be dealt with as a separate issue to that of the strategy. The focus of the strategy is to plan the strategic direction for the next 20 years. Irrespective of the proposal for Gavour Road, the strategy would still recommend that the Wattle Grove Area be identified for future urban development
	There are at least 78 sites and places that might be sites under the Aboriginal Heritage Act. Disturbance to sites is an offence	12.1-12.3	Such issues will need to be identified at the time of structure planning
	A redevelopment proposal for a particular oval should be recognised in the strategy	13.1, 13.2	the redevelopment proposal is a separate matter to that of the strategy and will progress regardless
	New premises will be required for the Kalamunda Community Radio	14	This is not considered to be a strategy issue as too detailed

Public Submissions - Wattle Grove

Issue	Submission/Issue Number	Council response
General support for strategy, no comment offered	15, 42	
1 Protection of flora and fauna - natural environment		
concern with development that could occur on the escarpment at Kalamunda and Lesmurdie, because of the visual effects.		No development can occur within the regional reserve and the preference is to limit visual impact along escarpment.
more native plants and trees throughout shire		Noted
Does not support the protection of the natural environment and biodiversity within the Local Planning Strategy plans.		Noted
Concerned about loss of native/natural habitat, want natural environment protected	22.7, 25.5, 29.7, 45.7, 52.14, 53.5, 55.6, 56.6, 57.6, 57.12, 58.6, 59.9, 62.2, 63.13, 64.7, 65.8, 67.2, 69.13, 70.5, 71.4, 75.6, 76.10, 77.10, 93.3, 94.6, 97.7, 98.6, 99.6, 103.7, 104.7, 108.7, 128.8, 186.3, 196.2, 200.1, 203.1, 204.1,	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
preserve and protect Lesmurdie Falls Bushland areas, also the Hills Reserve.		Noted
Plan for fire risk development near forests and Reserves. Plans to include preventative measures by the Shire and DEC.		The Strategy acknowledges the fire management issues and a Fire Management Strategy will be prepared following the State Government adoption of the document.
protect wildlife corridors	25.7	The Wildlife Corridor strategy will be reviewed as part of the draft Strategy.
no more disposal of reserves		The District Conservation Strategy is currently being reviewed by staff. The disposal of reserves is only being considered where there is no environmental value, amenity value and is costly to maintain.
general support for the local biodiversity strategy	1.7, 45.7	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
feeling that the local planning strategy does not effectively recognise the local biodiversity strategy	52.22	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
vegetation should be retained in new development areas	25.6, 33.6, 109.6, 114.6, 116.6, 117.6, 120.6, 121.4, 122.7, 123.6	Noted
Wattle Grove should be retained as a 'mitigation zone', as previously identified under federal legislation	26.7, 52.19, 59.16, 60.9, 61.7, 62.5, 63.20, 67.9, 68.9, 69.16, 71.12, 73.7, 74.7, 80.8, 81.12, 82.12, 83.8, 84.9, 87.10, 88.10, 89.10, 90.10, 100.9, 101.9, 105.10, 111.10, 112.10, 113.10, 124.1, 139.5, 140.4, 142.11, 143.9, 147.11, 156.10, 162.10, 168.10, 172.5, 180.10, 183.3, 184.3, 195.2, 196.5,	Not sure where such a zone is referenced. It does not form part of Directions 2031 and beyond strategic vision
clearing of vegetation may impact on cockatoo habitat	52.18, 57.11, 59.14, 60.7, 61.6, 62.3, 63.18, 65.11, 66.10, 67.8, 68.8, 69.15, 70.8, 71.10, 72.8, 74.5, 75.8, 78.9, 79.10, 80.6, 81.11, 82.10, 92.9, 102.11, 103.10, 104.10, 106.11, 125.3, 126.11, 127.11, 129.6, 130.10, 132.11, 133.10, 134.9, 135.9, 136.9, 137.11, 141.10, 145.6, 149.4, 150.10, 155.11, 157.11, 158.10, 159.7, 160.7, 163.10, 164.12, 167.10, 171.11, 173.10, 177.11, 178.11, 179.2, 182.10, 187.11, 205.11, 205.12,	Carnaby's cockatoos are protected under Federal legislation, as such all identified habitats will have to be protected
land has been incorrectly identified as having conservation value and should be considered for future growth	220.2-220.4	The sites are adjacent to land identified in the LPS for potential development for industrial purposes. Subject to WAPC removing the MRS reservation and further investigation of environmental constraints, it is considered that the subject land could be included in the proposed industrial area
the LPS has not made reference to the Greater Brixton Street wetlands	200.5	Noted
2 Proposed Residential Bushland Zone		
Houses and bush do not go together- perhaps some controlled burning or small pockets of high density housing would help.	1.6	Bushfire protection management plans will be required in Residential Bushland areas
Requests modification to area included in the Residential Bushland zone. Would like flexibility to be provided within the residential bushland zone for transition of lot sizes. Would prefer increasing lot size consideration when adjacent to larger lot sizes, such as 1 acre.	219.2	Many of the properties are already proposed to be included in the zone. The extension of the residential bushland zone is proposed.
foothills should be retained as a greenbelt	19.5, 135.1, 136.1	The introduction of the residential bushland zone providing for lifestyle block of 4,000m ² will require the retention of vegetation for all developments. This zoning will provide the necessary buffer to the scarp
Disappointed not to have been included for urban subdivision but pleased to be included for residential bushland subdivision	34.1, 35.2, 36.4	Noted
would like to see 2,000m ² lots to give more people the opportunity to live on a bush block	36.2	The introduction of the residential bushland zone into the foothills areas will allow for subdivision in some areas down to 2,000m ² sized with lots within the balance being 4,000m ²
supportive of proposed designation for area	38.1, 219.1	the introduction of the residential bushland zone in to the foothills will allow for lifestyle blocks of 4,000m ² and 2,000m ² . A key element of this zone will be the requirement to retain vegetation onsite
3 Rural zones - Special Rural, Hills Orchard Area		
Would like property to be classified as Special Rural zoning to maximise the development potential.		Noted

Public Submissions - Wattle Grove

Issue	Submission/Issue Number	Council response
Would like Special Rural Areas/Orchards to be subdivided into smaller parcels, but would like the Special Rural/Orchard areas to be retained.	35.1	Subject of the Hills Orchard Study review. -. The draft Strategy proposes to review the Hills Orchard Area with a view to consider possible reduction in the minimum lot size for orcharding areas where it can be demonstrated that such reductions in the lot size will not affect the viability of the orcharding industry. The Strategy is recommending that the residential bushland zone be extended to include the special rural buffer. If this is supported then subdivision could be consider down to 2,000sqm or 4,000sqm depending on the location.
Special Rural/ Orchard retain as is, do not allocate all orchard/rural to housing.	11.2, 14.2, 17.1, 107.1, 108.10, 110.11, 115.11, 118.10, 119.9, 120.9, 122.10	There is no intention of turning the whole of the rural area to residential. The Hills Orchard area is recognised as important for fruit production and tourism opportunities. These areas will be protected under the Strategy.
it is essential to retain some orchard and special rural areas, with some rezoned to cater for housing demand	1.2	There are areas in the LPS which retain special rural and rural zoned land for horticultural activities
special rural and orchard areas should be retained as such.	2.2, 18.2, 18.9, 19.2, 21.2, 22.2, 26.2, 26.6, 27.1, 29.2, 30.2, 33.1, 37.2, 38.1, 44.2, 45.2, 49.2, 52.20, 55.5, 56.5, 56.7, 57.5, 59.8, 63.13, 64.6, 65.7, 66.7, 67.1, 67.12, 68.1, 71.3, 68.12, 69.12, 124.7, 139.1	Noted. The draft strategy proposes to review the hills orchard area with a view to considering possible reduction in the minimum lot sizes for orcharding areas where it can be demonstrated that such reductions will not affect the viability of the orcharding industry
Special Rural Areas – See them more as tourist attractions in themselves and special environments to retain without major subdivisions.		Some of the rural areas in the Shire are a crucial part of the tourist attraction.
the future of rural and orchard areas is limited to the hills only.	4.2, 5.2, 25.2	Noted. The draft strategy proposes to review the hills orchard area with a view to considering possible reduction in the minimum lot sizes for orcharding areas where it can be demonstrated that such reductions will not affect the viability of the orchard
current owners should not be forced to sell	6.2	Owners will not be forced to see, even if land is rezoned
special rural areas are important as providing opportunities for commercial businesses	31.2	special rural areas do allow for limited commercial development, primarily in the form of truck parking
Special rural areas have no future as they are located too close to the Perth CBD	32.2, 40.5	The proximity of the special rural areas in the foothills close to Perth offer opportunities for alternative land use consideration
special rural areas should be expanded	33.4, 72.7, 73.6, 73.9, 76.9, 77.9, 77.14, 78.7, 79.8, 80.4, 80.9, 83.9, 84.10, 87.7, 88.7, 89.7, 90.7, 100.7, 101.7, 103.12, 104.12, 105.7, 106.13, 107.7, 107.12, 108.12, 111.11, 112.11, 113.7, 117.11, 122.12	the population of Perth is expected to grow to 2.2m over the next 20 years and 3.5m by 2050. The Shire like all local governments is expected to accommodate some measure of this predicted growth. The proximity of the special rural areas in the Perth foothills offers opportunities for sustainable residential development offering the community a range of lot sizes and lifestyle opportunities. If the Shire does not plan for these areas in a sustainable way, the risk is that the State Government will resume the strategic planning for the shire
rural land should be retained to ensure sufficient space for existing land uses	59.17, 63.21, 64.9, 67.10, 68.10, 69.17, 73.8, 76.12, 77.12, 78.10, 79.11, 81.13, 99.9, 109.10, 114.10, 116.9, 117.9, 121.8, 123.9	In the event that urbanisation of the area does proceed, no landowners will be forced to sell or subdivide their land. Effectively owners can remain on their landholding indefinitely.
urban dwellers rely on the rural buffer for a number of reasons including but not limited the provision of a visual break	51.5, 52.21, 58.10, 59.18, 63.22, 66.12, 67.11, 68.11, 69.18, 71.13, 76.13, 77.13, 78.11, 79.12, 81.14, 82.13, 83.7, 84.7, 87.9, 88.9, 89.9, 90.9, 92.5, 97.4, 98.10, 99.10, 100.10, 101.10, 124.11, 125.12, 126.9, 127.9, 128.6, 129.12, 130.11, 131.10, 132.12, 133.11, 134.11, 135.11, 136.11, 137.8, 138.10, 139.10, 140.8, 141.4, 142.3, 143.3, 144.10, 145.12, 146.6, 147.6, 148.10, 149.5, 150.11, 151.10, 152.9, 153.9, 154.10, 155.5, 156.5, 157.8, 158.11, 161.10, 162.11, 163.11, 164.11, 165.4, 165.10, 166.9, 167.11, 168.6, 169.4, 170.4, 171.9, 172.8, 173.11, 174.9, 175.11, 176.10, 177.5, 178.5, 179.5, 180.7, 181.10, 182.11, 183.6, 184.4, 187.9, 192.6, 192.8, 195.3, 196.6, 216.10, 217.10,	Buffers to existing and proposed medium to low density residential density residential development will still be achieved with the proposed residential bushland zone.
4 Aged Accommodation facilities		
More park home accommodation with security of tenure as a cheaper alternative to retirement village.		The Strategy identifies the need to plan for accessible and affordable aged accommodation facilities.
Urgent need / supports aged accommodation	1.1, 5.1, 6.1, 8.1, 9.1, 16.1, 20.1, 32.1, 40.1, 44.1, 46.1, 47.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, developers, State and Local government are in a position to undertake the planning process necessary to develop the sites.
Does not support aged care centres and wants a younger more vibrant mix.		Noted
More flexibility needed to allow second dwellings on current blocks without any need for subdivision.		If the zoning is appropriate and lot size adequate, a proposal for a second dwelling can be considered without the need for a subdivision to occur in some circumstances.
support for aged accommodation development, especially in Wattle Grove	7.1, 25.1, 49.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, developers, State and Local government are in a position to undertake the planning process necessary to develop the sites.
aged person accommodation is very much needed, however it needs to be well-located	10.1, 11.1, 14.1, 18.11, 19.1, 29.1, 102.5, 103.11, 104.11, 105.6, 106.10, 107.11, 108.11, 110.12, 111.7, 112.7, 113.5, 114.9, 115.9, 116.9, 117.10, 118.11, 119.10, 120.10, 121.9, 122.11, 123.10, 218.19, 218.21, 218.22	Noted.
wattle grove lacks infrastructure and shops to support aged person developments	26.1, 37.1, 85.2, 86.2, 187.4,	All services and infrastructure will have to be provided before urbanisation of the area can proceed. This will be addressed at the structure plan stage.
Aged accommodation is important, however nursing home accommodation is a greater priority	18.1, 218.24	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. Whilst the focus of these developments will be independent living units, some of the facilities will provide residential care facilities as well.

Public Submissions - Wattle Grove

Issue	Submission/Issue Number	Council response
the shire should only be facilitating high care facilities	22.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. Whilst the focus of these developments will be independent living units, some of the facilities will provide residential care facilities as well.
shire should take the lead in providing aged accommodation, through land acquisition and development of sites	21.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The Shire is looking to develop partnerships with aged care facility providers to deliver residential aged care accommodation
Should not locate old people all together, instead needing to be located close to families	28.1, 45.1, 199.2	Noted, this would be a decision of the individual
Hoping not to need aged accommodation for a long time to come	30.1	Noted
aged accommodation development may impact on current lifestyle and amenity of area	31.1, 36.1, 190.2, 191.2,	The issue of scheme amendment 18 is a separate issue to that of the strategy. The focus of the strategy is to plan the strategic direction of the shire for the next 20 years. Irrespective of the proposal for Gavour Road, the draft strategy would recommend that Wattle Grove be identified as future urban
the Shire's identification of 6 sites is not exhaustive, with further investigations revealing a large number of additional sites	218.15	Noted.
sites such as Lot 500 are Gavour Road are not readily able to be serviced by infrastructure and should be removed from the list	218.16, 218.17, 218.23	The issue of scheme amendment 18 is a separate issue to that of the strategy. The focus of the strategy is to plan the strategic direction of the shire for the next 20 years. Irrespective of the proposal for Gavour Road, the draft strategy would recommend Wattle Grove as future urban
without an established commitment to the urbanisation of Wattle Grove, the designation of Lot 500 in the list of potential sites is considered inappropriate	218.20	The issue of scheme amendment 18 is a separate issue to that of the strategy. The focus of the strategy is to plan the strategic direction of the shire for the next 20 years. Irrespective of the proposal for Gavour Road, the draft strategy would recommend Wattle Grove as future urban
the identification of sites in Wattle Grove appears at odds with the accommodation strategy, which states that Wattle Grove has a low proportion of people over 55	218.25	Noted, however it would be assumed that any such facilities would likely draw from a catchment greater than the immediate locality
high care facilities need to be addressed by federal and state governments	192.3	Agreed, however most facilities are likely to be built by the private developers.
5 Growth/Housing/density		
growth and development is inevitable and should be effectively planned for	1.3, 1.5, 4.5, 16.3, 34.2	the population growth scenarios reflect the expected population growth Perth will experience over the next 20 years
Concerned about population growth and housing development. The Shire should take a proactive approach protecting local area	11.4, 22.5, 29.5, 31.5, 33.5, 37.4, 45.6	Shire needs to plan for population expansion along lines established by State Government.
Supports higher density, population growth	1.6, 4.1, 4.3	Noted. Some special rural areas particularly in the foothills have been identified as having potential for subdivision
Support for increased densities around centres	4.6, 22.6	Noted
larger block size, range of lot sizes	10.6, 14.5, 19.4, 21.5	Directions 2031 and Beyond encourages more affordable and a better range of housing in close proximity to commercial areas and public transport routes. The proposal for the residential bushland zone allows for the subdivision of land down to either 2,000sqm or 4,000sqm sized lots.
housing density is too high. Larger lots should be provided, in keeping with country atmosphere	5.5, 10.6, 33.3, 45.4, 49.6	The strategy provides for a broad range of lot sizes through the introduction of the residential bushland zone into the foothills providing for 2000m ² and 4000m ² lots. Combine this with the proposed urban areas of Maida Vale south and Wattle Grove will offer a range of housing opportunities for the community
support for increasing land available for new houses	8.5, 20.2, 20.6, 32.3, 40.2, 46.4	The identification of new urban areas in Maida Vale South and Wattle Grove will provide housing opportunities in areas which are considered to have more affordable land in the Perth Metropolitan Region.
a greater diversity of housing options should be available	18.4	Noted
growth will facilitate economic development	20.5, 23.1	Noted
more housing will ultimately result in better schools, shops and public transport services	36.5	All new urban development areas will require structure planning to be undertaken to ensure that there will be appropriate transport, commercial and community facilities
the LPS is based on incorrect population growth projections (25,000), which is inconsistent with state government forecasts of 20,000 by 2031	52.7, 54.1, 58.4, 60.4, 63.7, 69.6, 70.1, 78.3, 79.3, 82.6, 91.7, 97.3, 103.3, 104.3, 107.3, 108.3, 120.3, 122.3, 130.3, 133.3, 134.3, 135.3, 136.3, 150.3, 158.3, 163.3, 164.3, 167.3, 173.3, 177.7, 178.7, 179.7, 181.3, 187.10, 205.7,	the projection of 20,000 for the shire prepared by the Department of Planning is out of date and expected to be revised upward when new data is released consistent with the project 2.2m growth by 2031 outlined in Directions 2031 and beyond
Support for increased densities around centres, this should be explored further in LPS	218.13, 218.14	Noted
increased development and densities should occur on urban land to take pressure of rural land, LPS should be updated accordingly	218.4, 218.5, 218.6	All existing urban cells in the shire have been considered and incorporated into the population growth scenarios. If the shire progresses option 1 (growth by 10,000), then it is considered that all existing urban cells will be completed by 2017. This is not the preferred scenario as the draft strategy is a 20 year plan for growth
Want to look at trees rather than roofs...	130.7, 133.7, 134.7, 135.7, 136.7, 150.7, 158.7, 163.7, 164.7, 167.7, 173.7, 177.9, 178.9, 179.9, 182.7, 205.10,	Noted
urban development should occur in areas close to public transport and/or have essential services	187.6, 188.3, 188.4, 192.4, 200.3, 203.3, 204.3,	Agreed
6 Industrial land		
Creation of industrial area on Welshpool Road East should be stopped- we need pockets of rural land as a buffer between residential lots.	3.1, 22.3, 26.3, 41.1	The land on Welshpool Road East is affected by the Maddington Kenwick industrial area in the City of Gosnells. As this area progressing residents will be affected by traffic accessing Welshpool Road via Coldwell and Brook Roads. The Shire must plan for this outcome with an appropriate and compatible land use adjoining this area.

Public Submissions - Wattle Grove

Issue	Submission/Issue Number	Council response
Does not want industrial growth in semi-rural SW area. Would like this area and Wattle Grove to remain semi-rural/low-density housing.		Forrestfield and High Wycombe area proposed to change to Industrial Development have been pinpointed by the State Government Kewdale Hazelmere Integrated Masterplan and the draft Industrial Land Strategy.
Would like to preserve Kalamunda Shire against industrial and commercial activity.	27.2, 33.2, 45.3, 49.3	Well planned industrial and commercial use land will enhance the area and improve employment potential in the Shire.
Supports industrial growth in appropriate locations		Noted
	7.2, 21.3	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. The area will provide employment opportunities for the local community and drive demand for housing in the area
Does not support industry in Forrestfield and High Wycombe. Too many trucks parked and driving through the areas.		Truck parking is an issue and the Shire need to finds areas for truck depots to be located to take the trucks out of residential areas.
Would like to preserve some bushland / landscaping amongst industrial.	25.3	Bushland with conservation values in the broad industrial areas will be preserved. -. The Shire is working on design guidelines that include landscaping requirements for proposed new industrial development areas in Forrestfield/High Wycombe.
Industrial Growth and Employment – From Roe Highway through High Wycombe is badly planned and an unreasonable bottle neck at times. Morning/evening commute time, school drop off/pick up – Travel time has doubled.	5.2	-. Traffic studies have been prepared and will be implemented as development of the industrial area progresses
concerns about impacts from industrial development including impact on the character of the area, along with noise, pollution and traffic impacts	3.2, 6.3, 31.3, 47.3, 200.4, 211.4	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. It is acknowledged that an appropriate transition and buffer will have to be provided as part of the structure plan process.
Too much industry encroaching on the Hills area.	10.2	Industry is predominantly proposed in the foothills.
industrial growth around the Perth airport is inevitable and is not opposed	5.3, 25.3, 29.3, 30.3, 36.3, 44.3	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. It is acknowledged that an appropriate transition and buffer will have to be provided as part of the structure plan process.
Planning for industrial development of special rural areas, such as that adjacent to the Maddington Kenwick Strategic Employment Area should progress	8.2, 220.5	Land to the south of Welshpool Road East has been identified as future industry due to the planning being progressed by the City of Gosnells as part of the Maddington Kenwick Strategic Employment Area
industrial development will be beneficial with respect to employment creation	18.3, 20.3, 23.1	The proposed Forrestfield/High Wycombe industrial area will generate significant employment opportunities for the local community who wish to reside in the locality
7 Rail extension/ public transport		
Increased public transportation, train station to the airport, city, north of city due to heavy traffic and other transport options.	1.8, 2.5, 6.8	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus service from the Hills suburbs to Perth is an issue of concern for local residents and needs to be addressed. The Shire is actively pursuing a rail link option from Perth Airport to the eastern suburbs. This would open up rapid bus links and improved cycling facilities options to a station in Forrestfield or High Wycombe.
Public transport usage is limited and is fine for meeting current needs	5.6, 14.6, 21.8, 33.7, 35.3	Noted
public transport is reasonable but services could be extended	8.7, 25.8, 49.7, 50.1	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus service from the Hills suburbs to Perth is an issue of concern for local residents and needs to be addressed. The Shire is actively pursuing a rail link option from Perth Airport to the eastern suburbs. This would open up rapid bus links and improved cycling facilities options to a station in Forrestfield or High Wycombe.
Increases to public transport are very much needed.	9.4, 10.81, 11.7, 12.2, 16.6, 19.6, 20.8, 26.8, 29.8, 30.6, 32.4, 36.6, 37.5, 38.2, 39.2, 44.6, 45.8	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus service from the Hills suburbs to Perth is an issue of concern for local residents and needs to be addressed.
8 Traffic /Roads		
Population growth should not commence until the roads are upgraded.	19.3, 43.1	Urban growth areas will be the subject of structure planning prior to any new development to insure the necessary infrastructure is in place.
upset with the current condition of Roe Hwy and Berkshire Rd intersection. Wants the intersection realigned for traffic to enter safely. Suggests overpass		Roe Highway and Berkshire Road intersection needs improvement. Main Roads Department will construct interchange when funds made available.
High Wycombe has been ignored as the gateway to Kalamunda. The traffic is heavy and the approach is now an industrial area.		The shire is working with state government departments to have the freight routes and intersections around Perth Airport and the existing and planned industrial areas recognised and improved.
In view of increased traffic and further increases with larger populations, should roads be wider.		Some of the main roads in the Shire of Kalamunda are planned to be widened (Kalamunda Road, Hale Road etc.)
trucks are clogging up our (rural) streets	14.3	The Forrestfield/High Wycombe Industrial Area has been identified by the state government as a key site to accommodate freight movements due to its proximity to air, rail and road links
Tonkin Hwy needs more fly overs	37.3	This is a matter for Main Roads to determine
9 Path networks		
additional cycle paths need to be constructed	13.1, 22.4, 30.7, 40.3	the provision of multiuse paths is a priority for the Shire. There will be provided on-going improvements to footpaths and public open space areas
10 Urban Design and Streetscapes		
Supports urban design and streetscape, with parks and bushland. Would like more cycleways, artwork and designs in footpaths., suburbs having own character	1.4, 4.4, 5.4, 6.5, 16.2, 20.4, 29.4, 44.4, 49.5	Noted. Townscape improvement plans address streetscape issues. Detailed urban design initiatives are being planned at commercial centres.
Does not support various centre enhancements		Noted
New subdivisions should incorporate improved streetscapes	8.4, 46.3	Urban design and streetscape considerations are important for commercial areas within the shire, with a number of improvement initiatives being progressed. The greening of the streetscapes will be implemented for existing and future residential areas

Public Submissions - Wattle Grove

Issue	Submission/Issue Number	Council response
Wattle Grove should be given a higher level of priority for urban design improvements, as currently lagging behind	26.4	A landscape master plan is currently being developed for the Wattle Grove Urban Area. The plan will guide improvements to the public open space over the next two years
new roads should be provided with greater width to allow parking, as too narrow	30.4	If on-street parking is to be provided then the road reserve widths will be designed to accommodate this requirement
Urban design considerations are not considered relevant to a particular area	31.4	Urban design and streetscape considerations are important for commercial areas within the shire, with a number of improvement initiatives being progressed. These guidelines will allow for the creation of safe, attractive, environmentally sustainable, economically successful and socially equitable places
11 Community facilities		
the more community infrastructure and facilities there are the better	1.10, 20.2	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
without improved infrastructure and facilities, urban development should not be occurring	26.5	Urban growth can only be achieved where all necessary services and infrastructure can be provided
Facilities in Forrestfield are very good		Noted
Juniper Way Reserve needs more seating in the park surrounding the 2 playgrounds.		The issue of community playground facilities is being addressed through the Shire's Community Facilities Plan.
Would like increased recreation / community facilities	19.7, 20.10, 22.9, 31.10, 201.1	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
Whilst recognising that efforts are being made on some walk tracks, more can be done in the way of improving many of the tracks and providing informative signage, rest areas and BBQ facilities.		Noted
More community infrastructure and facilities are needed for the new Wattle Grove Area	2.6, 8.8, 27.3, 33.9, 39.3	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
the currently level of community infrastructure provision is appropriate	5.9, 11.9, 16.7, 49.9	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
Provision of community infrastructure should be done in a [consultative manner]	6.10, 14.7, 21.9	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
funding for community infrastructure is not distributed evenly across the shire	26.1	All services and infrastructure will have to be provided before urbanisation of the area can proceed. This will be addressed at the structure plan stage.
it is unclear how funding will be provided for community infrastructure	29.1	Future funding will be provided through reserves created as part of the Shire's long term financial plan
need to provide more infrastructure to meet the needs of young people	45.1	Noted
12 Public Open Space		
more parks are needed in newly developed areas	10.10, 14.4	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
Would like to leave more open spaces. Would like to remove the rollerblade rink and BMX bike track to more suitable location in Forrestfield.		Open space provision will be further examined. Details such as specific uses are not being considered as part of the Local Planning Strategy.
Believes blocks of land are too small for children to play. Would like more parks, gardens, and sporting areas closer to new housing.	10.4	The Strategy proposes to accommodate different needs with the variety of block sizes.
Improvements to Wattle Grove public open space areas are excellent, now need to see similar done for other areas	7.3	The proposed improvements to the public open space area in Wattle Grove represent a long term commitment by the Shire to provide local residents with an appropriate level of amenity. Other areas will receive funding in future years
more sport venues are needed for meeting the needs of young people	45.5	Noted
Concern about public open space areas being located adjacent to stormwater drains	12.1	Some areas of open space are required to have the dual function of recreation and drainage on the proviso that the drainage function is still designed as usable public open space
public open space areas in Wattle Grove need improvement	13.2, 14.4, 48.1	A landscape master plan is currently being developed for the Wattle Grove Urban Area. The plan will guide improvements to the public open space over the next two years
13 Sustainability		
Does not believe Shire and the occupants are living sustainably. Unhappy with commute times increase without new bridge lanes. Does not want much tourism, believes it is poor for the environment.		Shire is committed to improving sustainable living where ever possible. Comments on commuting times and tourism are noted.
Supports environmentally and people friendly urban designs. Supports sustainable growth.		Noted
Supports sustainable development	16.5, 18.7, 20.7, 29.6, 31.7, 44.5	Noted
14 Tourism development opportunities are good so far.		
Supports increased tourism	1.9, 6.9	Tourism is an important element of the draft Strategy. Planning for sustainable tourism is one of the key goals of the Shire as it can make a significant contribution to the local economy. There are a number of potential business attractions, natural and historical sites that need to be promoted. The Hills Orchard areas offer great potential for further tourism related development.
Does not support tourism development opportunities		Noted
Supports a blend of accommodation and agriculture. Would like to preserve the valleys.		Planning and Tourism related initiatives which allow for existing horticultural activities to provide accommodation, tearooms and restaurants are supported by the Strategy.
Tourists come to the hills drawn by the natural environment	5.7, 11.8	Tourism and the opportunities that exist for passive and active recreation in Kalamunda is an important element of the draft strategy
tourism development opportunities should not impact on lifestyles of existing residents	10.9, 26.9, 49.8	Sustainable tourism development is the key

Public Submissions - Wattle Grove

Issue	Submission/Issue Number	Council response
tourism developments should not be a priority consideration	31.9, 33.8	Noted
15 Service Infrastructure / utilities		
Would like to have: Gas line to the hills, more roads to access all utilities, underground power.		Noted, however, unlikely owing to high cost of digging through granite.
State Sewerage Policy is not suitable for the Hills area. The Shire should challenge the State Health Department and develop a local policy suitable for our soil types and terrain.		Noted
two properties across Lenori Road from the current shopping centre in Gooseberry Hill could be additional retail site.		Noted
Access to sewerage and other services won't be readily available to service Wattle Grove, designation for development premature	18.6, 50.2, 93.2, 94.2, 118.12, 187.5, 218.2, 218.7	Formal advice from the Water Corporation indicates that Wattle Grove can be serviced. The issue is one of timing and cost.
the servicing requirements should be clearly outlined, for consideration ahead of future planning	218.8, 218.11	Future planning of the area will require detailed planning investigations to be undertaken, including servicing to support the MRS amendment process
16 Amendment 18 related matters		
Aged accommodation needs to be in the correct location. The location proposed is not the best location that is available. The WAPC has confirmed that aged accommodation sites in Gavour Road and Brentwood Road do not meet the need to plan for accessible and affordable facilities	2.1, 24.1, 52.11, 55.4, 56.4, 59.7, 61.5, 63.11, 69.10, 70.4, 70.6, 72.6, 73.4, 74.4, 75.5, 75.10, 76.1, 77.1, 79.4, 80.1, 81.1, 81.8, 82.1, 82.9, 84.5, 84.6, 86.3, 87.5, 87.6, 88.6, 88.11, 89.6, 89.11, 90.6, 90.11, 91.2, 91.8, 92.6, 92.7, 97.5, 97.6, 98.4, 98.5, 99.4, 99.5, 100.5, 100.6, 101.5, 101.6, 102.6, 102.7, 103.5, 103.6, 104.5, 104.6, 105.11, 106.6, 106.7, 107.5, 107.6, 108.5, 108.6, 109.4, 109.5, 110.6, 110.7, 111.5, 111.6, 112.5, 112.6, 113.6, 113.11, 114.4, 114.5, 115.6, 115.7, 116.4, 116.5, 117.1, 117.2, 118.6, 118.7, 119.6, 119.7, 120.4, 120.5, 121.2, 121.3, 124.5, 124.6, 125.7, 122.5, 122.6, 123.4, 123.5, 125.8, 125.9, 126.6, 126.7, 127.6, 127.7, 128.3, 128.4, 129.3, 129.4, 130.5, 130.6, 131.4, 131.5, 132.6, 132.7, 133.5, 133.6, 134.5, 134.6, 135.5, 135.6, 136.5, 136.12, 137.6, 137.7, 138.3, 138.4, 139.3, 139.7, 140.6, 141.3, 141.9, 142.7, 142.8, 143.7, 143.8, 144.5, 144.6, 145.4, 145.5, 146.4, 146.5, 147.4, 147.5, 148.4, 148.5, 149.2, 149.3, 150.5, 150.6, 151.4, 151.5, 152.4, 152.5, 153.4, 153.5, 154.4, 154.5, 155.2, 155.3, 156.6, 156.11, 157.6, 157.7, 158.5, 158.6, 159.5, 159.6, 160.6, 160.11, 161.4, 161.5, 162.5, 162.6, 163.6, 163.12, 164.6, 164.10, 165.5, 165.6, 166.4, 166.5, 167.5, 167.6, 168.5, 168.11, 169.3, 169.6, 170.6, 170.9, 171.6, 171.7, 172.6, 173.5, 173.12, 174.4, 174.5, 175.3, 175.4, 176.3, 176.4, 177.2, 177.3, 178.2, 178.3, 179.3, 179.11, 180.5, 180.6, 181.3, 181.4, 182.5, 182.12, 183.4, 184.6, 190.12, 191.12, 194.8, 194.9, 195.1, 199.1, 196.4, 196.7, 209.6, 210.6, 216.4, 216.5, 217.4, 217.5,	the draft strategy identifies a number of potential sites for aged accommodation. Some of these are on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, state and local governments are in a position to undertake the planning process necessary to developed the sites
I am not in support of the proposal and have expressed my disapproval multiple times in the past	W52.6, 52.12, 53.3, 59.5, 63.6, 64.5, 69.5, 73.2, 76.6, 77.6, 81.5, 98.3, 99.3, 109.3, 114.3, 116.3, 117.3, 121.6, 123.3, 128.7, 131.3, 138.6, 144.8, 146.7, 148.3, 151.3, 152.3, 153.3, 154.3, 161.3, 166.3, 169.7, 170.7, 174.3, 176.9, 181.8, 190.1, 205.6, 216.3, 216.3,	Noted
the local community wants to keep Wattle Grove rural and the proposed aged accommodation conflicts with the rural character of the area	51.2, 52.2, 53.2, 55.2, 56.2, 57.1, 58.2, 59.2, 61.2, 63.2, 63.12, 64.2, 65.2, 66.2, 69.2, 72.2, 75.2, 76.2, 77.2, 82.2, 91.6, 92.2, 102.2, 106.2, 110.2, 115.2, 118.2, 119.2, 125.4, 126.2, 127.2, 129.7, 132.2, 137.2, 141.5, 145.7, 149.6, 155.6, 157.2, 171.2, 172.2, 185.2, 190.4, 191.1, 191.4, 192.1, 194.1, 196.3, 205.2, 218.18	The issue of scheme amendment 18 is a separate issue to that of the strategy. The focus of the strategy is to plan the strategic direction of the shire for the next 20 years. Irrespective of the proposal for Gavour Road, the draft strategy would recommend that Wattle Grove be identified as future urban
there is no guarantee that high care nursing facilities will be provided	194.1	The issue of scheme amendment 18 is a separate issue to that of the strategy. The focus of the strategy is to plan the strategic direction of the shire for the next 20 years. Irrespective of the proposal for Gavour Road, the draft strategy would recommend that Wattle Grove be identified as future urban
17 Wattle Grove Urban development		
Wattle Grove should only be urbanised if the majority of the population want it. I am against it and would like the area to be left as rural	2.3, 2.7, 5.9, 9.6, 10.2, 47.2, 51.1, 51.6, 52.1, 52.5, 52.13, 53.1, 55.1, 56.1, 57.3, 58.1, 59.1, 60.1, 61.1, 62.1, 63.1, 64.1, 65.3, 66.1, 69.1, 72.1, 73.1, 74.1, 75.1, 78.4, 78.5, 79.5, 81.2, 83.4, 84.1, 84.3, 85.1, 85.3, 85.6, 86.1, 87.1, 87.3, 88.1, 88.3, 89.1, 90.1, 91.1, 91.9, 92.1, 98.1, 99.1, 100.1, 101.1, 102.1, 102.1, 105.1, 105.5, 106.1, 109.1, 110.1, 110.13, 111.1, 112.1, 113.1, 114.1, 115.1, 116.1, 117.5, 118.1, 119.1, 121.5, 123.1, 124.1, 125.1, 126.1, 127.1, 128.1, 129.1, 131.1, 132.1, 137.1, 138.1, 139.1, 140.1, 141.1, 142.1, 143.1, 144.1, 145.1, 146.1, 147.1, 148.1, 149.1, 151.1, 152.1, 153.1, 154.1, 155.1, 156.1, 157.1, 159.1, 160.1, 161.1, 162.1, 165.1, 166.1, 168.1, 169.1, 170.1, 171.1, 172.1, 174.1, 175.1, 176.1, 180.1, 181.1, 187.8, 190.7, 191.7, 194.2, 205.1, 209.1, 210.1, 216.1, 217.1, 133, 134, 141, 201.3, 190.8, 134.12, 135.12, 136.6, 139.8, 140.10, 142.9, 143.11, 147.10, 150.12, 156.7, 158.12, 159.11, 160.5, 162.7, 163.5, 164.5, 165.7, 167.12, 168.7, 172.9, 173.6, 175.7, 177.12, 178.4, 179.4, 180.11, 182.6, 183.1, 184.1, 205.8, 209.2, 210.2, 215,	the intent of the draft strategy is to establish the strategic direction of the shire over the next 20 years during which time the population is expected to growth and 2.2m and 3.5m by 2056. From a planning perspective, Wattle Grove is considered suitable for future urban development given the area is not removed from the urban front, has access to services, infrastructure, is located only 20 minutes from Perth and has access to existing and future employment areas around the Perth airport. Based on these attributes, it is considered that the Wattle Grove area represents a sustainable development option

Public Submissions - Wattle Grove

Issue	Submission/Issue Number	Council response
Area should not be rezoned to urban, as this has only been proposed to facilitate aged care development such as Gavour Road	9.2, 24.2, 52.4, 55.3, 56.3, 58.3, 59.4, 61.3, 63.4, 63.17, 64.3, 66.5, 69.3, 74.2, 76.4, 77.4, 78.2, 79.2, 81.3, 82.4, 85.5, 97.2, 103.2, 104.2, 107.2, 108.2, 120.2, 122.1, 130.2, 133.2, 134.2, 135.2, 136.2, 150.2, 158.2, 163.2, 164.2, 167.2, 173.2, 177.6, 178.6, 179.6, 182.2, 205.4, 209.4, 210.4,	The issue of scheme amendment 18 is a separate issue to that of the strategy. The focus of the strategy is to plan the strategic direction of the shire for the next 20 years. Irrespective of the proposal for Gavour Road, the draft strategy would recommend that Wattle Grove be identified as future urban
Proximity of high voltage powerlines along Gavour Road is likely to be a health issue for aged persons	190.13, 191.13	The issue of scheme amendment 18 is a separate issue to that of the strategy. The focus of the strategy is to plan the strategic direction of the shire for the next 20 years. Irrespective of the proposal for Gavour Road, the draft strategy would recommend that Wattle Grove be identified as future urban
Supportive of urban development in the area	46.2, 202, 206, 208, 212, 213, 214,	noted
urban development in Wattle Grove would result in significant traffic increases, with resulting impacts on character of area	51.3, 52.3, 57.2, 57.9, 58.8, 59.3, 59.12, 60.2, 63.3, 64.4, 64.8, 65.5, 66.8, 67.5, 68.5, 71.7, 72.3, 75.3, 75.7, 76.3, 79.1, 80.5, 82.3, 83.11, 84.2, 84.8, 87.2, 87.11, 88.2, 88.5, 89.2, 89.5, 90.2, 90.5, 92.3, 97.1, 98.2, 98.9, 99.2, 99.8, 100.2, 100.8, 101.2, 101.8, 102.3, 103.1, 104.1, 105.2, 105.9, 106.3, 107.1, 108.1, 109.2, 109.8, 110.3, 111.2, 111.9, 112.2, 112.9, 113.2, 113.9, 114.2, 114.8, 115.3, 116.2, 116.8, 117.4, 117.8, 118.3, 119.3, 120.1, 121.1, 121.7, 122.2, 123.2, 123.8, 124.2, 124.9, 125.5, 126.3, 127.3, 128.2, 128.9, 129.2, 130.1, 131.2, 131.8, 132.3, 133.1, 134.1, 135.1, 136.1, 137.3, 138.2, 138.8, 139.2, 139.9, 140.2, 140.7, 141.6, 142.4, 142.10, 143.4, 143.10, 144.4, 144.7, 145.3, 146.3, 146.9, 147.3, 147.7, 148.2, 148.8, 149.7, 150.1, 151.2, 151.8, 152.2, 152.8, 153.2, 153.8, 154.2, 154.8, 155.7, 156.2, 156.9, 157.3, 158.1, 159.2, 160.2, 161.2, 161.8, 162.2, 162.9, 163.1, 164.1, 165.2, 165.9, 166.2, 166.8, 167.1, 168.2, 168.9, 169.2, 170.2, 171.3, 172.3, 172.10, 173.1, 174.2, 174.8, 175.2, 175.6, 176.2, 176.6, 177.1, 178.1, 179.1, 180.2, 180.9, 181.2, 181.7, 182.1, 183.5, 184.5, 192.5, 194.11, 205.3, 209.3, 210.3, 216.2, 216.8, 217.2, 217.8,	The draft strategy will establish the strategy vision and planning framework required for planning of the area to proceed. The issue of traffic management would be investigated as part of the structure plan process
the WAPC has advised that there is no intention to develop the land south of Wattle Grove (City of Gosnells). Therefore any consideration to rezone Wattle Grove for urban uses is premature	52.9, 57.4, 58.5, 59.6, 63.9, 65.4, 66.6, 69.8, 70.3, 73.3, 76.7, 77.7, 78.6, 79.6, 80.3, 81.6, 83.6, 91.5, 92.10, 97.11, 102.12, 103.4, 104.4, 106.5, 107.4, 108.4, 110.5, 115.5, 118.5, 119.5, 122.4, 126.5, 127.5, 129.9, 130.4, 132.5, 133.4, 134.4, 135.4, 136.4, 137.5, 141.8, 145.9, 149.8, 150.4, 155.9, 157.5, 158.4, 163.4, 164.4, 167.4, 171.5, 172.11, 173.4, 177.8, 178.8, 179.8, 181.4, 187.7, 218.12	It is the understanding of the Shire that the City of Gosnells is progressing ahead with Stage 1 of the Maddington Kenwick Strategic Employment Area and will be looking at Stage 3A shortly.
urban development would significantly impact on the character and lifestyle opportunities in the area	52.15, 57.7, 58.7, 58.11, 59.10, 59.19, 60.10, 63.15, 63.23, 64.10, 65.9, 65.12, 67.2, 68.3, 69.19, 70.7, 71.5, 76.14, 78.1, 128.10, 128, 137, 138.7, 138.9, 144.3, 144.9, 146.8, 146.10, 148.6, 148.9, 151.6, 151.9, 152.6, 152.10, 153.6, 153.10, 154.6, 154.9, 159.8, 160.8, 161.6, 161.9, 166.6, 166.10, 169.8, 169.9, 170.3, 170.8, 174.6, 174.10, 175.8, 176.7, 176.8, 181.5, 181.9, 190.6, 191.6, 192.7, 194.3, 194.4, 199.2, 200.2, 205.9, 211.1, 216.6, 216.9, 217.6, 217.9, 131.11, 188.2, 198.2, 198.3	The introduction of the residential bushland zone with its emphasis on the retention of vegetation will ensure trees and habitat can be provided for.
urban development would significant impact on the ability of children to play in the area	51.4, 52.16, 57.8, 59.11, 63.16, 65.6, 67.4, 68.4, 71.6, 72.10, 78.8, 79.9, 83.10, 87.8, 88.8, 89.8, 90.8, 92.8, 97.8, 98.7, 99.7, 102.10, 103.8, 104.8, 105.8, 106.8, 107.8, 108.8, 109.7, 110.8, 111.8, 124.8, 125.2, 126.8, 127.8, 128.5, 129.5, 130.8, 131.7, 132.8, 133.8, 134.8, 135.8, 136.8, 137.12, 138.5, 139.4, 140.3, 141.2, 142.2, 143.2, 144.2, 145.2, 146.2, 147.2, 148.7, 149.12, 150.9, 151.7, 152.7, 153.7, 154.7, 155.4, 156.8, 157.12, 158.8, 159.10, 160.10, 161.7, 162.8, 163.8, 164.8, 165.8, 166.7, 167.8, 168.8, 169.5, 170.5, 171.8, 172.7, 173.8, 174.7, 175.5, 176.5, 177.4, 178.12, 180.8, 181.6, 182.8, 183.2, 184.2, 216.7, 217.7, 112.8, 113.8, 115.8, 116.7, 117.7, 118.8, 119.11, 120.7, 122.8, 123.7	The intent of the draft Strategy is to establish the strategic direction of the Shire over the next 20 years during which the population of Perth is expected to grow to 2.2 million. Is it sustainable and/or realistic to continue to expect growth to sprawl north and south of the Perth Metropolitan Region into areas which does not have access to the necessary services and infrastructure, when land such as Wattle Grove being only 20 minutes from Perth which can be serviced with the necessary infrastructure and services? The introduction of the of the residential bushland zone into the foothills areas will allow for a range of lifestyle options for the community with lot sizes of 2,000sqm and 4,000sqm. These lots will have provisions incorporated into our Scheme which will require the retention of existing native vegetation.
18 Commercial Activities		
Better shopping areas should be provided	9.3, 38.3, 40.4, 47.4	A structure plan has been prepared for the Forrestfield Forum Shopping Centre as a designated activity centre under SPP4.2. The intent of the plan is to guide future development and the renewal of the shopping centre.
Concerned about lack of planning for small business	12.3	retail and other commercial opportunities will be identified at the structure planning stage in the process
More restaurants are required	45.9	The Shire can provide the necessary zonings to allow for restaurants, however it is the private sector that will decide if a restaurants is to be built or not
19 Planning for Bushfire protection		
Consideration should be given to reducing the fire risk in the town of Kalamunda	11.3	Fire and mitigation measures will need to be addressed for all urban areas in the Shire
Fire planning will be a relevant planning consideration	218.10	A bushfire strategy will be prepared to plan for the risk in the Shire
20 General		
General support for the local planning strategy	219.1	Noted
General lack of support for the local planning strategy		Noted
21 Other		

Public Submissions - Wattle Grove

Issue	Submission/Issue Number	Council response
I want to continue to be able to ride horses	57.10, 58.9, 65.10, 66.9, 67.7, 68.7, 71.9, 76.11, 77.11, 81.10, 92.11, 97.10, 102.8, 103.9, 104.9, 106.12, 107.9, 108.9, 110.10, 115.10, 120.8, 122.9, 125.11, 126.10, 127.12, 129.11, 130.9, 132.10, 133.9, 134.10, 135.10, 136.10, 137.10, 141.11, 145.10, 149.11, 150.8, 155.12, 157.10, 158.9, 159.9, 160.9, 163.9, 164.9, 167.9, 171.10, 173.9, 177.10, 178.10, 179.10, 182.9	In the event that urbanisation of the area does proceed, no landowner would be forced to sell or subdivide their land. Effectively owners can remain on their landholding indefinitely
I want to be able to safely walk our dogs	92.12, 102.9, 106.9, 110.9, 115.12, 118.9, 119.8, 125.1, 126.12, 127.10, 129.10, 132.9, 137.9, 141.12, 145.11, 149.10, 155.10, 157.9, 171.12	Noted
I would like this area to remain as it is for the future generation of families to enjoy	111.12, 113.12	Noted
changing the zoning would change our rural lifestyle	112.12	Noted
this area is unique so close to the City and should not be urbanised	114.11	Noted
I disagree because there is already too much vacant industrial and commercial property and I would like this area to remain rural	123.11, 193.1, 197.1, 197.2, 201.2, 207.1,	Noted
I would like this area to remain as it is for the future generations of families to enjoy	161.11, 185.3,	Noted
changing the zoning would change our rural lifestyle	124, 129, 130.12, 130, 131.6, 131.9, 186.1, 187.1,	In the event that urbanisation of the area does proceed, no landowner would be forced to sell or subdivide their land. Effectively owners can remain on their landholding indefinitely
this area is unique so close to the City and should not be urbanised	126, 190.11, 191.11,	Noted
Likely that rates will rise if the area is rezoned.	190.3, 191.3,	Rates do not change with the rezoning of an area. Rates might change when a property is subdivided in accordance with the new zoning
Conflict with local scheme and/or MRS.	194.6, 194.7,	the TPS and MRS zonings would need to change to accommodate the change in the zoning of the area
document should be updated for technical and grammatical accuracy	218.26	Documentation has been updated
Planning for housing developments should be open and transparent	2.4	Noted
housing development should be left to experts in the field	6.6	Noted
sustainable development should be left to experts in the field	6.7	Noted
the shire lacks areas that are special	20.9	Tourism is an important element of the draft Strategy. Planning for sustainable tourism is one of the key goals of the Shire as it can make a significant contribution to the local economy. There are a number of potential business attractions, natural and historical sites that need to be promoted. The Hills Orchard areas offer great potential for further tourism related development
management of infrastructure assets(roads, drains etc) needs to be a greater priority for the Shire	21.4	Noted
concern about lack of effective stakeholder engagement as part of progression of the strategy	29.11	The strategy was extensively advertising, including 8 weeks of formal advertising, notices in the newspapers, letters to residents and a series of open days
do not support the strategy as the Shire has no intention of hearing what we have to say/the LPS completely ignores the wishes of the community	51.6, 52.22, 53.3, 55.7, 60.3, 63.5, 66.4, 69.4, 71.2, 72.4, 75.4, 76.5, 77.5, 80.2, 81.4, 81.15, 82.5, 83.5, 85.4, 89.3, 90.3, 92.13, 100.3, 101.3, 105.3, 111.3, 112.3, 113.3, 124.3, 139.6, 140.5, 142.5, 143.5, 147.8, 156.4, 159.3, 160.3, 162.3, 165.3, 168.3, 175.9, 180.3, 190.9, 191.9, 201.4, 211.2, 203.2, 204.2, 205.5, 209.5, 210.5, 218.1	Noted
the LPS is inconsistent with the vision statement in the state planning strategy 2007	52.8, 60.5, 61.4, 63.8, 69.7, 70.2, 82.7, 91.4, 92.4, 102.4, 106.4, 110.4, 115.4, 118.4, 119.4, 125.6, 126.4, 127.4, 129.8, 132.4, 137.4, 141.7, 145.8, 149.9, 155.8, 157.4, 171.4, 172.4, 190.10, 191.10,	the vision of the state planning strategy statement is a broad and general statement of how Perth should develop in the long term. The vision acknowledges that local government must plan for population growth
the LPS is inconsistent with the Outer Metro Perth and Peel Sub-Regional Strategy, which is a critical element of directions 2031 implementation	52.10, 60.6, 63.10, 69.9, 72.5, 74.3, 76.8, 77.8, 81.7, 82.8, 83.2, 84.4, 85.2, 87.4, 88.4, 89.4, 90.4, 91.3, 93.6, 94.6, 100.4, 101.4, 105.4, 111.4, 112.4, 113.4, 124.4, 125, 140.9, 142.6, 143.6, 147.9, 156.3, 159.4, 160.4, 162.4, 165.11, 168.4, 175.10, 180.4, 218.3	the draft outer metropolitan strategy identifies Wattle Grove for future consideration as an urban investigation area due to its proximity to the urban front and employment opportunities around the airport

Public Submissions - Gooseberry Hill

Issue	Submission/Issue Number	Council response
General support for strategy, no comment offered		
1 Protection of flora and fauna - natural environment		
concern with development that could occur on the escarpment at Kalamunda and Lesmurdie, because of the visual effects.		
more native plants and trees throughout shire		
Interested in protection of the local flora, as a member of the Darling Range Wildflowers Society.		
Does not support the protection of the natural environment and biodiversity within the Local Planning Strategy plans.		
Concerned about loss of native/natural habitat, want natural environment protected	14.3, 27.3-27.7, 33.2-33.5, 33.7-33.10	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects, manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
preserve and protect Lesmurdie Falls Bushland areas, also the Hills Reserve.		
Plan for fire risk development near forests and Reserves. Plans to include preventative measures by the Shire and DEC.		
protect wildlife corridors	27.1	The Wildlife Corridor strategy will be reviewed as part of the draft Strategy.
general support for the local biodiversity strategy	7.6, 18.7, 22.7, 25.8	Noted
general lack of support for the local biodiversity strategy	12.5, 33.1	Noted
feeling that the local planning strategy does not effectively recognise the local biodiversity strategy		
Vegetation should be retained in new development areas	12.4, 13.7, 18.6, 26.2, 33.9	Noted
Wattle Grove should be retained as a 'mitigation zone', as previously identified under federal legislation		
clearing of vegetation may impact on cockatoo habitat		
2 Proposed Residential Bushland Zone		
Houses and bush do not go together- perhaps some controlled burning or small pockets of high density housing would help.		
Requests modification to area included in the Residential Bushland zone. Would like flexibility to be provided within the residential bushland zone for transition of lot sizes. Would prefer increasing lot size consideration when adjacent to large lot sizes, such as 1 acre.		
foothills should be retained as a greenbelt		
Disappointed not to have been included for urban subdivision but pleased to be included for residential bushland subdivision		
would like to see 2,000m ² lots to give more people the opportunity to live on a bush block		
supportive of proposed designation for area		
3 Rural zones - Special Rural, Hills Orchard Area		
Would like property to be classified as Special Rural zoning to maximise the development potential.		
Would like Special Rural Areas/Orchards to be subdivided into smaller parcels, but would like the Special Rural/Orchard areas to be retained.	20.1, 22.2	Subject of the Hills Orchard Study review. -. The draft Strategy proposes to review the Hills Orchard Area with a view to consider possible reduction in the minimum lot size for orcharding areas where it can be demonstrated that such reductions in the lot size will not affect the viability of the orcharding industry. The Strategy is recommending that the residential bushland zone be extended to include the special rural buffer. If this is supported then subdivision could be considered down to 2,000sqm or 4,000sqm depending on the location.
Special Rural/ Orchard retain as is, do not allocate all orchard/rural to housing.		
it is essential to retain some orchard and special rural areas, with some rezoned to cater for housing demand	11.2, 25.3	There is no intention of turning the whole of the rural area to residential. The Hills Orchard area is recognised as important for fruit production and tourism opportunities. These areas will be protected under the Strategy.
special rural and orchard areas should be retained as such. (for range of reasons, including greenbelt, maintaining character of the area, retaining productive capacity)	2.2, 6.2, 7.2, 13.2, 17.2, 18.2, 21.2	Noted. The draft strategy proposes to review the hills orchard area with a view to considering possible reduction in the minimum lot sizes for orcharding areas where it can be demonstrated that such reductions will not affect the viability of the orcharding
Special Rural Areas – See them more as tourist attractions in themselves and special environments to retain without major subdivisions.		
the future of rural and orchard areas is limited to the hills only.		
current owners should not be forced to sell		
special rural areas are important as providing opportunities for commercial businesses		
Special rural areas have no future as they are located too close to the Perth CBD		
special rural areas should be expanded		
rural land should be retained to ensure sufficient space for existing land uses		

Public Submissions - Gooseberry Hill

Issue	Submission/Issue Number	Council response
urban dwellers rely on the rural buffer for a number of reasons including but not limited the provision of a visual break		
the orchard study is out of date and orcharding activities are continuing to decline		
4 Aged Accommodation facilities		
More park home accommodation with security of tenure as a cheaper alternative to retirement village.		
Urgent need / supports aged accommodation	6.1, 7.1, 11.1, 13.1, 17.1, 18.1, 21.1, 22.1, 28.1, 29.1, 30.1, 31.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, developers, State and Local government are in a position to undertake the planning process necessary to develop the sites.
Does not support aged care centres and wants a younger more vibrant mix.	5.1	Noted
More flexibility needed to allow second dwellings on current blocks without any need for subdivision.		
support for aged accommodation development, especially in Wattle Grove		
aged person accommodation is very much needed, however it needs to be well-located	10.1, 25.2	Noted
wattle grove lacks infrastructure and shops to support aged person developments		
Aged accommodation is important, however nursing home/higher level care accommodation is a greater priority (including 3 phase care)	2.1, 4.1, 14.1, 32.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. Whilst the focus of these developments will be independent living units, some of the facilities will provide residential care facilities as well.
the shire should only be facilitating high care facilities		
shire should take the lead in providing aged accommodation, through land acquisition and development of sites		
Should not locate old people all together, instead needing to be located close to families (opportunity to age in place)		
Hoping not to need aged accommodation for a long time to come aged accommodation development may impact on current lifestyle and amenity of area		
there should be more subsidised homes available for pensioners who have to rent privately		
there is sufficient aged persons accommodation, the challenge is securing sufficient staff resources		
development should be on land appropriately zoned		
5 Growth/Housing /density		
growth and development is inevitable and should be effectively planned for	16.2, 22.5, 22.6, 25.6	the population growth scenarios reflect the expected population growth Perth will experience over the next 20 years
Concerned about population growth and housing development. The Shire should take a proactive approach protecting local area	9.4, 21.4, 26.1	Shire needs to plan for population expansion along lines established by State Government.
Supports higher density to accommodate population growth	26.4	Noted. Some special rural areas particularly in the foothills have been identified as having potential for subdivision
Support for increased densities around centres	7.5	Noted
larger block size, range of lot sizes		
housing density is too high. Larger lots should be provided, in keeping with country atmosphere	9.2, 21.5	The strategy provides for a broad range of lot sizes through the introduction of the residential bushland zone into the foothills providing for 2000m ² and 4000m ² lots. Combine this with the proposed urban areas of Maida Vale south and Wattle Grove will offer a range of housing opportunities for the community
would like to see increased density around Kalamunda townsite in order to facilitate the protection of rural/orchard areas	18.5	The aim of the strategy is to protect as much bushland and maintain the environmental corridors for wildlife.
support for increasing land available for new houses		
a greater diversity of housing options should be available to meet a range of needs	5.4, 23.3	The strategy aims to produce a variety of housing that will service different needs
growth will facilitate economic development		
more housing will ultimately result in better schools, shops and public transport services		
the LPS is based on incorrect population growth projections (25,000), which is inconsistent with state government forecasts of 20,000 by 2031		
concerns raised about the accuracy of population growth projections		
would like to see a particular property(ies) rezoned to facilitate further subdivision/development	1.1, 8.1, 23.1, 23.2	Noted
Concerned about a sea of roofs and colourbond fencing (impacts of residential development on character of area)	13.6, 17.5	Noted
6 Industrial land		

Public Submissions - Gooseberry Hill

Issue	Submission/Issue Number	Council response
Creation of industrial area on Welshpool Road East should be stopped- we need pockets of rural land as a buffer between residential lots.		
Does not want industrial growth in semi-rural SW area. Would like this area and Wattle Grove to remain semi-rural/low-density housing.		
Would like to preserve Kalamunda Shire against industrial and commercial activity.	1.2, 2.3	Well planned industrial and commercial use land will enhance the area and improve employment potential in the Shire.
Supports industrial growth in appropriate locations		
Does not support industry in Forrestfield and High Wycombe. Too many trucks parked and driving through the areas.		
Would like to preserve some bushland / landscaping amongst industrial.		
Industrial Growth and Employment – From Roe Highway through High Wycombe is badly planned and an unreasonable bottle neck at times. Morning/evening commute time, school drop off/pick up – Travel time has doubled.		
concerns about impacts from industrial development including impact on the character of the area, along with groundwater, noise, pollution and traffic impacts	2.5, 5.2, 10.2, 13.3, 17.3, 22.3	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. It is acknowledged that an appropriate transition and buffer will have to be provided as part of the structure plan process.
Too much industry encroaching on the Hills area, industrial growth around the Perth airport is inevitable and is not opposed	5.5, 25.4	Industry is predominantly proposed in the foothills.
Planning for industrial development of special rural areas, such as that adjacent to the Maddington Kenwick Strategic Employment Area should progress		
industrial development will be beneficial with respect to employment creation	6.3, 7.3, 11.3	The proposed Forrestfield/High Wycombe industrial area will generate significant employment opportunities for the local community who wish to reside in the locality
industrial development will necessitate improved road and rail transport infrastructure		
7 Rail extension/ public transport		
Increased public transportation, train station to the airport, city, north of city due to heavy traffic and other transport options.		
Public transport usage is limited and is fine for meeting current needs	12.6	Noted
public transport is reasonable but services could be extended	2.6	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus service from the Hills suburbs to Perth is an issue of concern for local residents and needs to be addressed. The Shire is actively pursuing a rail link option from Perth Airport to the eastern suburbs. This would open up rapid bus links and improved cycling facilities options to a station in Forrestfield or High Wycombe.
Increases to public transport are very much needed.	3.5, 7.7, 7.11, 11.5, 13.8, 17.7, 18.3, 18.9, 21.6, 22.8, 25.9, 29.2, 33.12	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus
the less public transport to Perth the better		Noted
8 Traffic /Roads		
Population growth should not commence until the roads are upgraded.	12.3	Noted
upset with the current condition of Roe Hwy and Berkshire Rd intersection. Wants the intersection realigned for traffic to enter safely. Suggests overpass		
High Wycombe has been ignored as the gateway to Kalamunda. The traffic is heavy and the approach is now an industrial area.		
In view of increased traffic and further increases with larger populations, should roads be wider.	11.4	Some of the main roads within the shire are planned to be widened
trucks are clogging up our (rural) streets		
Tonkin Hwy needs more fly overs		
Road improvements are needed, including addressing blackspots and speeding		
concerned about congestion and expected growth impact on traffic volumes on roads	12.8	traffic and parking in Kalamunda central area is currently being reassessed taking into account potential increases in development in that area
9 Path networks		
additional foot and cycle paths need to be constructed	12.1, 33.13	the provision of multiuse paths is a priority for the Shire. There will be provided on-going improvements to footpaths and public open space areas
10 Urban Design and Streetscapes		
Supports urban design and streetscape, with parks and bushland. Would like more cycleways, artwork and designs in footpaths., suburbs having own character. Further improvements required	2.4, 5.3, 7.4, 10.3, 12.2, 13.4, 16.1, 17.4, 18.4, 22.4, 33.6	Noted. Townscape improvement plans address streetscape issues. Detailed urban design initiatives are being planned at commercial centres.
The streetscapes look tired/needs to be updated		
Does not support various centre enhancements		
New subdivisions should incorporate improved streetscapes		
Wattle Grove should be given a higher level of priority for urban design improvements, as currently lagging behind		
new roads should be provided with greater width to allow parking, as too narrow		
Urban design considerations are not considered relevant to a particular area		

Public Submissions - Gooseberry Hill

Issue	Submission/Issue Number	Council response
Town centre should be modified to provide improved environment (parking, pedestrian mall, built form etc)	9.3, 14.2, 21.3, 25.5	Currently the traffic and parking study for Kalamunda Central Area is being considered
streetscape planning could be improved in a number of ways		
11 Community facilities		
the more community infrastructure and facilities there are the better		
without improved infrastructure and facilities, urban development should not be occurring		
Facilities in Forrestfield are very good		
Juniper Way Reserve needs more seating in the park surrounding the 2 playgrounds.		
Would like increased recreation / community facilities (particularly in the context of projected population growth)	3.3, 3.4, 9.6, 15.1, 16.3, 16.4, 17.6, 17.9, 25.11	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
Whilst recognising that efforts are being made on some walk tracks, more can be done in the way of improving many of the tracks and providing informative signage, rest areas and BBQ facilities.		
More community infrastructure and facilities are needed for the new Wattle Grove Area		
the currently level of community infrastructure provision is appropriate/further infrastructure not required	21.8	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
Provision of community infrastructure should be done in a consultative manner	7.9	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
funding for community infrastructure is not distributed evenly across the shire		
it is unclear how funding will be provided for community infrastructure		
the Shire does have an effective 25 year funding plan for community infrastructure, which should be utilised		
need to provide more infrastructure to meet the needs of young people	9.8, 18.10, 19.1	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
provision of community infrastructure goes against the character of the hills		
Existing infrastructure needs to maintained/upgraded	13.10	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
12 Public Open Space		
more parks are needed in newly developed areas	10.4	Noted. Additional areas of public open space will be provided as part of new development areas
Would like to leave more open spaces. Would like to remove the rollerblade rink and BMX bike track to more suitable location in Forrestfield.		
Believes blocks of land are too small for children to play. Would like more parks, gardens, and sporting areas closer to new housing.		
Improvements to Wattle Grove public open space areas are excellent, now need to see similar done for other areas		
more sport venues are needed for meeting the needs of young people		
Concern about public open space areas being located adjacent to stormwater drains		
public open space areas in Wattle Grove need improvement		
concerns raised about the current reserve rationalisation work by the Shire	27.2	Noted
13 Sustainability		
Does not believe Shire and the occupants are living sustainably. Unhappy with commute times increase without new bridge lanes. Does not want much tourism, believes it is poor for the environment.		
Supports environmentally and people friendly urban designs. Supports sustainable growth.	9.5, 14.4, 14.5, 25.7, 26.3	Shire is committed to improving sustainable living where ever possible
Supports sustainable development		
14 Tourism development opportunities are good so far.		
Supports increased focus on tourism	7.8, 8.3, 11.6, 12.7, 13.9, 17.8, 21.7, 22.9, 25.10	Tourism is an important element of the draft Strategy. Planning for sustainable tourism is one of the key goals of the Shire as it can make a significant contribution to the local economy. There are a number of potential business attractions, natural and historical sites that need to be promoted. The Hills Orchard areas offer great potential for further tourism related development.

Public Submissions - Gooseberry Hill

Issue	Submission/Issue Number	Council response
Does not support tourism development opportunities		
Supports a blend of accommodation and agriculture. Would like to preserve the valleys.		
Tourists come to the hills drawn by the natural environment	10.5	Tourism and the opportunities that exist for passive and active recreation in Kalamunda is an important element of the draft strategy
tourism development opportunities should not impact on lifestyles of existing residents + character of the area	2.7	Sustainable tourism development is the key
tourism developments should not be a priority consideration		
15 Service Infrastructure / utilities		
Would like to have: Gas line to the hills, more roads to access all utilities, underground power.	33.11	Noted, however, unlikely owing to high cost of digging through granite.
State Sewerage Policy is not suitable for the Hills area. The Shire should challenge the State Health Department and develop a local policy suitable for our soil types and terrain.	8.2	The Shire is required to adhere to the state sewerage policy
two properties across Lenori Road from the current shopping centre in Gooseberry Hill could be additional retail site.		
Access to sewerage won't be readily available to service subdivision and development in Wattle Grove		
access to sewerage will be a relevant consideration for further subdivision/development	13.5, 22.10	Infrastructure upgrade and provision of infrastructure in the new development areas forms a crucial part of future planning
16 Amendment 18 related matters		
Aged accommodation needs to be in the correct location. The location proposed is not the best location that is available. The WAPC has confirmed that aged accommodation sites in Gavour Road and Brentwood Road do not meet the need to plan for accessible and affordable facilities		
I am not in support of the proposal and have expressed my disapproval multiple times in the past		
the local community wants to keep Wattle Grove rural and the proposed aged accommodation conflicts with the rural character of the area		
17 Wattle Grove Urban development		
Wattle Grove should only be urbanised if the majority of the population want it. I am against it and would like the area to be left as rural		
Area should not be rezoned to urban, as this has only been proposed to facilitate aged care development such as Gavour Road		
Supportive of urban development in the area		
urban development in Wattle Grove would result in significant traffic increases, with resulting impacts on character of area		
the WAPC has advised that there is no intention to develop the land south of Wattle Grove (City of Gosnells). Therefore any consideration to rezone Wattle Grove for urban uses is premature		
urban development would significantly impact on the character and lifestyle opportunities in the area		
urban development would significant impact on the ability of children to play in the area		
18 Commercial Activities		
Better shopping areas should be provided	7.10	A structure plan has been prepared for the Forrestfield Forum Shopping Centre as a designated activity centre under SPP4.2. The intent of the plan is to guide future development and the renewal of the shopping centre. Improvement plans are being prepared for other centres
Concerned about lack of planning for small business		
More restaurants are required	24.1	The Shire can provide the necessary zonings to allow for restaurants, however it is the private sector that will decide if a restaurants is to be built or not
19 Planning for Bushfire protection		
Consideration should be given to reducing the fire risk as part of forward planning	9.7, 14.6, 23.4	Fire and mitigation measures will need to be addressed for all urban areas in the Shire
20 Other		
General support for the strategy	6.4, 25.1	Noted
the strategy needs to be more clear with respect to the implementation of actions to achieve objectives	3.1	Noted
insufficient consideration has been given to planning for places of Aboriginal heritage significance	3.2	Identified aboriginal heritage sites are regularly acknowledged and taken into account at the more detailed planning level (structure planning, development or subdivision applications)
catchment planning needs to take into consideration animal controls	3.6	This document relates to development in the catchment areas
There should be no mining allowed in the shire	9.1	There is no proposal to allowing mining in the shire.

Public Submissions - Forrestfield

Issue	Submission/Issue Number	Council response
General support for strategy, no comment offered		
1 Protection of flora and fauna - natural environment		
concern with development that could occur on the escarpment at Kalamunda and Lesmurdie, because of the visual effects.	3.2	No development can occur within the regional reserve and the preference is to limit visual impact along escarpment.
more native plants and trees throughout shire	6.4, 30.4, 31.3,	Noted
Interested in protection of the local flora, as a member of the Darling Range Wildflowers Society.	18.1	Noted
Does not support the protection of the natural environment and biodiversity within the Local Planning Strategy plans.	13.13	Noted
Concerned about loss of native/natural habitat, want natural environment protected	28.4, 30.6, 53.6	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
preserve and protect Lesmurdie Falls Bushland areas, also the Hills Reserve.	35.2	Noted
Plan for fire risk development near forests and Reserves. Plans to include preventative measures by the Shire and DEC.		
protect wildlife corridors		
general support for the local biodiversity strategy		
general lack of support for the local biodiversity strategy	13.13	Noted
feeling that the local planning strategy does not effectively recognise the local biodiversity strategy	42.7	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
vegetation should be retained in new development areas	30.4, 31.3, 33.3, 41.5	Noted
Wattle Grove should be retained as a 'mitigation zone', as previously identified under federal legislation		
clearing of vegetation may impact on cockatoo habitat		
vegetation should not be retained in new development areas, as this often leads to dividing boundary issues for neighbours		
2 Proposed Residential Bushland Zone		
Houses and bush do not go together- perhaps some controlled burning or small pockets of high density housing would help.	1.6	Bushfire protection management plans will be required in Residential Bushland areas
Requests modification to area included in the Residential Bushland zone. Would like flexibility to be provided within the residential bushland zone for transition of lot sizes. Would prefer increasing lot size consideration when adjacent to large lot sizes, such as 1 acre.	14.1, 19.1-19.3, 23.2, 31.2, 32.1, 34.1, 39.1, 40.1, 44.1, 47.1, 49.3, 49.5, 49.6, 50.3, 56.3, 57.3, 58.3, 59.3, 60.3, 61.3, 62.2, 65.1	The boundaries were modified as part of the Shire's adoption of the LPS, in the context of submissions received during the advertising period.
would like flexibility for transition of lot sizes, potentially from urban to bushland residential to green belt and then the escarpment.	49.4, 50.1, 50.2	Noted
foothills should be retained as a greenbelt	2.2	Residential bushland controls are already in the local planning scheme. However, it is proposed to introduce new provisions to ensure vegetation is retained on site.
Disappointed not to have been included for urban subdivision but pleased to be included for residential bushland subdivision		
would like to see 2,000m ² lots to give more people the opportunity to live on a bush block		
supportive of proposed designation for area		
3 Rural zones - Special Rural, Hills Orchard Area		
Would like property to be classified as Special Rural zoning to maximise the development potential.		
Would like Special Rural Areas/Orchards to be subdivided into smaller parcels, but would like the Special Rural/Orchard areas to be retained.	13.2, 37.1	Subject of the Hills Orchard Study review. - The draft Strategy proposes to review the Hills Orchard Area with a view to consider possible reduction in the minimum lot size for orcharding areas where it can be demonstrated that such reductions in the lot size will not affect the viability of the orcharding industry. The Strategy is recommending that the residential bushland zone be extended to include the special rural buffer. If this is supported then subdivision could be consider down to 2,000sqm or 4,000sqm depending on the location.
Special Rural/ Orchard retain as is, do not allocate all orchard/rural to housing.		
it is essential to retain some orchard and special rural areas, with some rezoned to cater for housing demand		
special rural and orchard areas should be retained as such. (for range of reasons, including greenbelt, maintaining character of the area, retaining productive capacity)	27.2, 30.2, 33.2, 36.2, 41.2, 42.2, 43.2, 46.1, 52.2, 53.2, 54.2, 55.2, 66.2	Noted. The draft strategy proposes to review the hills orchard area with a view to considering possible reduction in the minimum lot sizes for orcharding areas where it can be demonstrated that such reductions will not affect the viability of the orcharding industry
Special Rural Areas – See them more as tourist attractions in themselves and special environments to retain without major subdivisions.	46.7	Some of the rural areas in the Shire are a crucial part of the tourist attraction.
the future of rural and orchard areas is limited to the hills only.		
current owners should not be forced to sell		

Public Submissions - Forrestfield

Issue	Submission/Issue Number	Council response
special rural areas are important as providing opportunities for commercial businesses		
Special rural areas have no future, they are located too close to the Perth CBD	13.12	The proximity of the special rural areas in the foothills close to Perth offer opportunities for alternative land use consideration
special rural areas should be expanded		
rural land should be retained to ensure sufficient space for existing land uses		
urban dwellers rely on the rural buffer for a number of reasons including but not limited the provision of a visual break		
the orchard study is out of date and orcharding activities are continuing to decline		
special rural zonings have historically been ineffective	56.1, 57.1, 58.1, 59.1, 60.1, 61.1	Noted
4 Aged Accommodation facilities		
More park home accommodation with security of tenure as a cheaper alternative to retirement village.	1.1	The strategy identifies the need to plan for accessible and affordable aged accommodation facilities
Urgent need / supports aged accommodation	6.1, 8.1, 13.1, 18.2, 22.1, 27.1, 30.1, 33.1, 35.1, 36.1, 53.1, 55.1, 62.1, 64.1, 66.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, developers, State and Local government are in a position to undertake the planning process necessary to develop the sites.
Does not support aged care centres and wants a younger more vibrant mix.	31	Noted
More flexibility needed to allow second dwellings on current blocks without any need for subdivision.	31.1	If the zoning is appropriate and lot size adequate, a proposal for a second dwelling can be considered without the need for a subdivision to occur in some circumstances.
support for aged accommodation development, especially in Wattle Grove		
aged person accommodation is very much needed, however it needs to be well-located	12.1, 23.1, 43.1, 48.1, 54.1	Noted
wattle grove lacks infrastructure and shops to support aged person developments		
Aged accommodation is important, however nursing home/higher level care accommodation is a greater priority (including 3 phase care)	41.1, 42.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. Whilst the focus of these developments will be independent living units, some of the facilities will provide residential care facilities as well.
the shire should only be facilitating high care facilities		
shire should take the lead in providing aged accommodation, through land acquisition and development of sites		
Should not locate old people all together, instead needing to be located close to families (opportunity to age in place)	2.3	Noted, this would be a decision of the individual
Hoping not to need aged accommodation for a long time to come/not relevant to current personal needs	52.1	Noted
aged accommodation development may impact on current lifestyle and amenity of area		
there should be more subsidised homes available for pensioners who have to rent privately		
there is sufficient aged persons accommodation, the challenge is securing sufficient staff resources		
development should be on land appropriately zoned	24.1	Noted
additional accommodation should not be built until the existing centres have been effectively serviced	51.1	Noted
improved facilities should be provided for existing facilities	51.2, 51.4	Noted
5 Growth/Housing /density		
growth and development is inevitable and should be effectively planned for	13.9, 62.6	the population growth scenarios reflect the expected population growth Perth will experience over the next 20 years
Concerned about population growth and housing development. The Shire should take a proactive approach protecting local area	8.4, 16.2, 27.5, 28.2, 42.5, 52.5, 54.4	Shire needs to plan for population expansion along lines established by State Government.
Supports higher density to accommodate population growth	31.4, 35.4	Noted. Some special rural areas particularly in the foothills have been identified as having potential for subdivision
Support for increased densities around centres	41.4	Noted
larger block size, range of lot sizes	52.6, 53.4	Directions 2031 and Beyond encourages more affordable and a better range of housing in close proximity to commercial areas and public transport routes. The proposal for the residential bushland zone allows for the subdivision of land down to either 2,000sqm or 4,000sqm sized lots.
housing density is too high. Larger lots should be provided, in keeping with country atmosphere	6.5, 24.6, 36.4, 41.3	The strategy provides for a broad range of lot sizes through the introduction of the residential bushland zone into the foothills providing for 2000m ² and 4000m ² lots. Combine this with the proposed urban areas of Maida Vale south and Wattle Grove will offer a range of housing opportunities for the community
would like to see increased density around Kalamunda townsite in order to facilitate the protection of rural/orchard areas		
support for increasing land available for new houses		

Public Submissions - Forrestfield

Issue	Submission/Issue Number	Council response
a greater diversity of housing options should be available to meet a range of needs	62.4	Noted
growth will facilitate economic development		
more housing will ultimately result in better schools, shops and public transport services		
the LPS is based on incorrect population growth projections (25,000), which is inconsistent with state government forecasts of 20,000 by 2031		
concerns raised about the accuracy of population growth projections		
would like to see a particular property(ies) rezoned to facilitate further subdivision/development	2.4, 3.1, 3.3, 3.4, 5.1, 10.1, 34.2, 39.2, 40.2, 44.2, 47.2, 49.1, 63.1	Noted
Concerned about a sea of roofs and colourbond fencing (impacts of residential development on character of area)	42.4, 52.4	Noted
concerns about infill development proposals	21.1, 54.3	Noted
6 Industrial land		
Creation of industrial area on Welshpool Road East should be stopped- we need pockets of rural land as a buffer between residential lots.	1.2, 8.2	The land on Welshpool Road East is affected by the Maddington Kenwick industrial area in the City of Gosnells. As this area progressing residents will be affected by traffic accessing Welshpool Road via Coldwell and Brook Roads. The Shire must plan for this outcome with an appropriate and compatible land use adjoining this area.
Does not want industrial growth in semi-rural SW area. Would like this area and Wattle Grove to remain semi-rural/low-density housing.		
Would like to preserve Kalamunda Shire against industrial and commercial activity.	27.4, 30.3, 43.3, 46.3	Well planned industrial and commercial use land will enhance the area and improve employment potential in the Shire.
Supports industrial growth in appropriate locations	42.3, 52.3, 55.4, 62.3	Noted
Does not support industry in Forrestfield and High Wycombe. Too many trucks parked and driving through the areas.	28.1	Noted
Would like to preserve some bushland / landscaping amongst industrial.		
Industrial Growth and Employment – From Roe Highway through High Wycombe is badly planned and an unreasonable bottle neck at times. Morning/evening commute time, school drop off/pick up – Travel time has doubled.		
concerns about impacts from industrial development including impact on the character of the area, along with groundwater, noise, pollution and traffic impacts	13.3, 53.3	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. It is acknowledged that an appropriate transition and buffer will have to be provided as part of the structure plan process.
Too much industry encroaching on the Hills area.		
industrial growth around the Perth airport is inevitable and is not opposed	27.3	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. It is acknowledged that an appropriate transition and buffer will have to be provided as part of the structure plan process.
Planning for industrial development of special rural areas, such as that adjacent to the Maddington Kenwick Strategic Employment Area should progress		
industrial development will be beneficial with respect to employment creation	36.3, 66.3	The proposed Forrestfield/High Wycombe industrial area will generate significant employment opportunities for the local community who wish to reside in the locality
industrial development will necessitate improved road and rail transport infrastructure		
7 Rail extension/ public transport		
Increased public transportation, train station to the airport, city, north of city due to heavy traffic and other transport options.		
Public transport usage is limited and is fine for meeting current needs		
public transport is reasonable but services could be extended		
Increases to public transport are very much needed.	3.5, 6.3, 12.2, 13.10, 16.3, 20.3, 21.2, 23.3, 23.4, 24.7, 25.2, 26.2, 27.6, 28.3, 29.1, 29.2, 31.5, 33.6,	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus
the less public transport to Perth the better		Noted
8 Traffic /Roads		
Population growth should not commence until the roads are upgraded.	1.5	Urban growth areas will be the subject of structure planning prior any new development to ensure the necessary infrastructure is in place
upset with the current condition of Roe Hwy and Berkshire Rd intersection. Wants the intersection realigned for traffic to enter safely. Suggests overpass		
High Wycombe has been ignored as the gateway to Kalamunda. The traffic is heavy and the approach is now an industrial area.		
In view of increased traffic and further increases with larger populations, should roads be wider.		
trucks are clogging up our (rural) streets		
Tonkin Hwy needs more fly overs		

Public Submissions - Forrestfield

Issue	Submission/Issue Number	Council response
Road improvements are needed, including upgrading, addressing blackspots and speeding	8.6, 9.1, 16.1, 20.2, 25.1, 30.5, 42.9	Roe Highway and Berkshire Road intersection needs improvement. Main Roads will construct interchange when funds are made available.
concerned about congestion and expected growth impact on traffic volumes on roads	1.3, 22.3	Noted
9 Path networks		
additional foot and cycle paths need to be constructed	8.3, 52.9	the provision of multiuse paths is a priority for the Shire. There will be provided on-going improvements to footpaths and public open space areas
10 Urban Design and Streetscapes		
Supports urban design and streetscape, with parks and bushland. Would like more cycleways, artwork and designs in footpaths., suburbs having own character. Further improvements required	1.4, 7.1, 20.1, 26.1, 33.4, 43.4, 62.5, 66.4	Townscape improvement plans are being prepared to address streetscape issues
The streetscapes look tired/needs to be updated		
Does not support various centre enhancements	13.5, 13.6	Noted
New subdivisions should incorporate improved streetscapes		
Wattle Grove should be given a higher level of priority for urban design improvements, as currently lagging behind		
new roads should be provided with greater width to allow parking, as too narrow		
Urban design considerations are not considered relevant to a particular area		
Town centre should be modified to provide improved environment (parking, pedestrian mall, built form etc)	4.1-4.3	This detailed scale of planning is not being considered as part of this local planning strategy
streetscape planning could be improved in a number of ways		
11 Community facilities		
the more community infrastructure and facilities there are the better	36.7	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
without improved infrastructure and facilities, urban development should not be occurring	38.1	Urban growth can only be achieved where all necessary services and infrastructure can be provided
Facilities in Forrestfield are very good		
Juniper Way Reserve needs more seating in the park surrounding the 2 playgrounds.	11.1	The issue of community playground facilities is being addressed through the Shire's Community Facilities Plan.
Would like increased recreation / community facilities (particularly in the context of projected population growth)	13.11, 52.10, 53.5, 54.6, 62.10, 66.7	Recreation needs are being independently assessed. -. The draft Community Facilities Plan will establish a 20 year plan with the
Whilst recognising that efforts are being made on some walk tracks, more can be done in the way of improving many of the tracks and providing informative signage, rest areas and BBQ facilities.		
More community infrastructure and facilities are needed for the new Wattle Grove Area		
the currently level of community infrastructure provision is appropriate/further infrastructure not required	1.8, 46.8	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
Provision of community infrastructure should be done in a consultative manner		
funding for community infrastructure is not distributed evenly across the shire		
it is unclear how funding will be provided for community infrastructure		
the Shire does have an effective 25 year funding plan for community infrastructure, which should be utilised		
need to provide more infrastructure to meet the needs of young people	66.8	Noted
provision of community infrastructure goes against the character of the hills		
Existing infrastructure needs to maintained/upgraded	24.8, 55.7, 62.11	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
12 Public Open Space		
more parks are needed in newly developed areas	6.2, 22.2, 33.5, 43.6, 52.6	Open space provision will be further examined, with new parks to be created with urban areas
Would like to leave more open spaces. Would like to remove the rollerblade rink and BMX bike track to more suitable location in Forrestfield.		
Believes blocks of land are too small for children to play. Would like more parks, gardens, and sporting areas closer to new housing.		
Improvements to Wattle Grove public open space areas are excellent, now need to see similar done for other areas		
more sport venues are needed for meeting the needs of young people		
Concern about public open space areas being located adjacent to stormwater drains		
public open space areas in Wattle Grove need improvement		
concerns raised about the current reserve rationalisation work by the Shire		
support for the current reserve rationalisation work by the shire		

Public Submissions - Forrestfield

Issue	Submission/Issue Number	Council response
13 Sustainability		
Does not believe Shire and the occupants are living sustainably.	8.5	Shire is committed to improving sustainable living where ever possible.
Supports environmentally and people friendly urban designs. Supports sustainable growth.	24.4	Shire is committed to improving sustainable living where ever possible.
Supports sustainable development	24.5, 62.7	Shire is committed to improving sustainable living where ever possible.
14 Tourism development opportunities are good so far.		
Supports increased focus on tourism	1.7, 31.6, 33.7, 36.6, 55.6, 62.9, 64.3	Tourism is an important element of the draft Strategy. Planning for sustainable tourism is one of the key goals of the Shire as it can make a significant contribution to the local economy. There are a number of potential business attractions, natural and historical sites that need to be promoted. The Hills Orchard areas offer great potential for further tourism related development.
Does not support tourism development opportunities	8.7, 13.7, 52.8	Noted
Supports a blend of accommodation and agriculture. Would like to preserve the valleys.	24.2	Planning and Tourism related initiatives which allow for existing horticultural activities to provide accommodation, tearooms and restaurants are supported by the Strategy.
Tourists come to the hills drawn by the natural environment	20.4	Tourism and the opportunities that exist for passive and active recreation in Kalamunda is an important element of the draft
tourism development opportunities should not impact on lifestyles of existing residents + character of the area		
tourism developments should not be a priority consideration	66.6	Noted
15 Service Infrastructure / utilities		
Would like to have: Gas line to the hills, more roads to access all utilities, underground power.	45.1, 46.4	Noted, however, unlikely owing to high cost of digging through granite.
State Sewerage Policy is not suitable for the Hills area. The Shire should challenge the State Health Department and develop a local policy suitable for our soil types and terrain.		
two properties across Lenori Road from the current shopping centre in Gooseberry Hill could be additional retail site.		
Access to sewerage won't be readily available to service subdivision and development in Wattle Grove		
access to sewerage will be a relevant consideration for further subdivision/development	56.6, 57.6, 58.6, 59.6, 60.6, 61.6	Formal advice from the Water Corporation indicates that Wattle Grove can be serviced. The issue is one of timing and cost.
land allocated to Western Power and Water Corporation infrastructure remains a blight on the area	56.5, 57.5, 58.5, 59.5, 60.5, 61.5	Noted
16 Amendment 18 related matters		
Aged accommodation needs to be in the correct location. The location proposed is not the best location that is available. The WAPC has confirmed that aged accommodation sites in Gavour Road and Brentwood Road do not meet the need to plan for accessible and affordable facilities		
I am not in support of the proposal and have expressed my disapproval multiple times in the past		
the local community wants to keep Wattle Grove rural and the proposed aged accommodation conflicts with the rural character of the area		
support for proposal at Gavour Road		
17 Wattle Grove Urban development		
Wattle Grove should only be urbanised if the majority of the population want it. I am against it and would like the area to be left as rural		
Area should not be rezoned to urban, as this has only been proposed to facilitate aged care development such as Gavour Road		
Supportive of further development in the area	55.3	Noted
urban development in Wattle Grove would result in significant traffic increases, with resulting impacts on character of area		
the WAPC has advised that there is no intention to develop the land south of Wattle Grove (City of Gosnells). Therefore any consideration to rezone Wattle Grove for urban uses is premature		
urban development would significantly impact on the character and lifestyle opportunities in the area		
urban development would significant impact on the ability of children to play in the area		
18 Commercial Activities		
Better shopping areas should be provided	12.3, 35.3	A structure plan has been prepared for the Forrestfield Forum Shopping Centre as a designated activity centre under SPP4.2. The intent of the plan is to guide future development and the renewal of the shopping centre.
Concerned about lack of planning for small business	13.4	retail and other commercial opportunities will be identified at the structure planning stage in the process
More restaurants are required		
19 Planning for Bushfire protection		
Consideration should be given to reducing the fire risk as part of forward planning		
20 Other		
General support for the strategy	2.1, 15.1, 17.1	Noted
a statement of values should be developed, providing a collective summary of what residents believe is important	64.4	Noted
antisocial behaviour is a concern	56.4, 57.4, 58.4, 59.4, 60.4, 61.4	Noted
Would like to see Shire offices relocated to foothills	13.8	Noted
concern about lack of effective stakeholder engagement as part of progression of the strategy	18.3, 48.4	The strategy was extensively advertising, including 8 weeks of formal advertising, notices in the newspapers, letters to residents and a series of open days

Public Submissions - Forrestfield

Issue	Submission/Issue Number	Council response
do not support the strategy as the Shire has no intention of hearing what we have to say/the LPS completely ignores the wishes of the community	13.14, 54.7	The strategy address a large number of key areas in the Shire that will have an affect on the whole of the population, not just businesses and developers
the LPS is inconsistent with the vision statement in the state planning strategy 2007		
the LPS is inconsistent with the Outer Metro Perth and Peel Sub-Regional Strategy, which is a critical element of directions 2031 implementation		

Public Submissions - Rural Areas

Issue	Submission/Issue Number	Council response
General support for strategy, no comment offered		
1 Protection of flora and fauna - natural environment		
concern with development that could occur on the escarpment at Kalamunda and Lesmurdie, because of the visual effects.		
more native plants and trees throughout shire		
Interested in protection of the local flora, as a member of the Darling Range Wildflowers Society.		
Does not support the protection of the natural environment and biodiversity within the Local Planning Strategy plans.		
Concerned about loss of native/natural habitat, want natural environment protected	1.8, 26.4, 43.2	The Wildlife Corridor strategy will be reviewed as part of the draft Strategy.
preserve and protect Lesmurdie Falls Bushland areas, also the Hills Reserve.		
Plan for fire risk development near forests and Reserves. Plans to include preventative measures by the Shire and DEC.		
protect wildlife corridors		
general support for the local biodiversity strategy	16.7, 17.6, 26.3, 27.3	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects, manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
general lack of support for the local biodiversity strategy		
feeling that the local planning strategy does not effectively recognise the local biodiversity strategy		
vegetation should be retained in new development areas		
Wattle Grove should be retained as a 'mitigation zone', as previously identified under federal legislation		
clearing of vegetation may impact on cockatoo habitat		
vegetation should not be retained in new development areas, as this often leads to dividing boundary issues for neighbours		
2 Proposed Residential Bushland Zone		
Houses and bush do not go together- perhaps some controlled burning or small pockets of high density housing would help.		
Requests modification to area included in the Residential Bushland zone. Would like flexibility to be provided within the residential bushland zone for transition of lot sizes. Would prefer increasing lot size consideration when adjacent to large lot sizes, such as 1 acre.		
foothills should be retained as a greenbelt		
Disappointed not to have been included for urban subdivision but pleased to be included for residential bushland subdivision		
would like to see 2,000m ² lots to give more people the opportunity to live on a bush block		
supportive of proposed designation for area	38.3, 43.3, 43.5	the introduction of the residential bushland zone in to the foothills will allow for lifestyle blocks of 4,000m ² and 2,000m ² . A key element of this zone will be the requirement to retain vegetation onsite
3 Rural zones - Special Rural, Hills Orchard Area		
Would like property to be classified as Special Rural zoning to maximise the development potential.	32.6	Noted

Public Submissions - Rural Areas

Issue	Submission/Issue Number	Council response
Would like Special Rural Areas/Orchards to be subdivided into smaller parcels, but would like the Special Rural/Orchard areas to be retained.	1.3, 2.4, 2.5, 12.2, 15.4, 21.2, 22.1, 22.2, 30.1, 31.2, 32.5, 33.1, 33.2, 36.4, 37.1, 38.2, 39.2-39.6, 40.1, 41.1, 42.1, 45.1, 46.4, 49.3, 59., 59.2	Subject of the Hills Orchard Study review. -. The draft Strategy proposes to review the Hills Orchard Area with a view to consider possible reduction in the minimum lot size for orcharding areas where it can be demonstrated that such reductions in the lot size will not affect the viability of the orcharding industry. The Strategy is recommending that the residential bushland zone be extended to include the special rural buffer. If this is supported then subdivision could be consider down to 2,000sqm or 4,000sqm depending on the location.
Special Rural/ Orchard retain as is, do not allocate all orchard/rural to housing, concerns about land use conflict	18.1, 29.6, 49.4	The issue of minimum lot size for rural zoned land will be investigated as part of the review of the hills orchard study. To this end, a working group has been established
it is essential to retain some orchard and special rural areas, with some rezoned to cater for housing demand including family members	3.1, 3.6, 4.1, 4.6, 5.1, 5.6, 6.2, 6.3, 7.2, 7.4, 9.4, 10.3, 10.6, 11.1, 11.2, 12.1, 13.4, 19.2, 19.6, 19.7, 20.2,	The draft strategy proposes that additional land of between 2,000m ² and 4,000m ² be identified in the Pickering Brook townsite through the preparation of a structure plan
special rural and orchard areas should be retained as such. (for range of reasons, including greenbelt, maintaining character of the area, retaining productive capacity)	14.2, 26.1, 27.2, 28.1, 34.2, 43.1	Noted. The draft strategy proposes to review the hills orchard area with a view to considering possible reduction in the minimum lot sizes for orcharding areas where it can be demonstrated that such reductions will not affect the viability
Special Rural Areas – See them more as tourist attractions in themselves and special environments to retain without major subdivisions.		
the future of rural and orchard areas is limited to the hills only.		
current owners should not be forced to sell		Owners will not be forced to see, even if land is rezoned
special rural areas are important as providing opportunities for commercial businesses	12.4	special rural areas do allow for limited commercial development, primarily in the form of truck parking
Special rural areas have no future as they are located too close to the Perth CBD		
special rural areas should be expanded	17.2	the population of Perth is expected to grow to 2.2m over the next 20 years and 3.5m by 2050. The Shire like all local governments is expected to accommodate some measure of this predicted growth. The proximity of the special rural areas in the Perth foothills offers opportunities for sustainable residential development offering the community a range of lot sizes and lifestyle opportunities. If the Shire does not plan for these areas in a sustainable way, the risk is that the State Government will resume the strategic planning for the shire
rural land should be retained to ensure sufficient space for existing land uses	12.3	In the event that urbanisation of the area does proceed, no landowners will be forced to sell or subdivide their land. Effectively owners can remain on their landholding indefinitely.
urban dwellers rely on the rural buffer for a number of reasons including but not limited the provision of a visual break		
the orchard study is out of date and needs updating in consultation with stakeholders	2.1, 23.4, 31.1, 49.6	The study is currently being updated
orcharding activities are continuing to decline, large areas may remain vacant, there will be a loss of agricultural productivity	2.1, 2.2, 2.6, 3.2, 3.3, 4.2, 5.2, 7.1, 8.1, 9.1, 9.2, 9.3, 10.2, 10.3, 10.4, 10.5, 13.1, 13.2, 15.2, 16.2, 19.1, 22.3, 22.4, 25.2, 29.5, 37.2, 39.1, 42.2, 46.2, 49.2	It is acknowledged that social pressures such as the aging population and the lack of family members who are prepared to continue on with the orcharding business are having a profound effect on the industry
would like to continue the family business, would like to remain in family home.	3.4, 3.5, 4.4, 4.5, 5.3, 5.4, 5.5, 6.1, 7.3, 9.5, 10.1, 13.3, 19.3, 22.5, 25.3-25.5, 30.2, 33.3, 46.3, 49.1	It is acknowledged that there is a historical tradition of orcharding families continuing on with the family business.
planning for water resources, including sources and catchment protection will need to be a relevant consideration for future planning	1.12, 18.2, 23.8, 24.6, 36.2, 45.3	The Shire has recently adopted the Middle Helena Water Management Strategy which places controls on land use activities in the catchment area of Kalamunda. This will ensure the water quality is protected from unsuitable land uses.
the strategy recognises the current TPS provisions in respect of rural conservation landholdings - we do not wish to see the planning framework change significantly, nor lose current potential for further subdivision	23.1-23.3,23.5-23.8	New urban growth proposals and consolidation of existing urban areas has been focussed primarily on those area with access to all necessary services, infrastructure, transport and commercial/community facilities. The only exception has been Pickering Brook, where urban growth through the structure plan process creates more of a town centre for the area
Rural Landscape Interesting zone - would like to see area reviewed, in the context of land capability, to allow for further subdivision	24.2-24.9	It is recommended that further consideration be given to similar lot size arrangements immediately abutting reserved land located to the east of Kalamunda and Lesmurdie, with a view to considering possible rezoning of land to special rural

Public Submissions - Rural Areas

Issue	Submission/Issue Number	Council response
attracting additional commercial and community activities to the town of Pickering Brook would be a challenge	29.8	the intent of the proposed structure plan for the Pickering brook townsite is that additional land identified for urban use will allow
specific comments about the planning for town of Pickering Brook, with suggestions of particular matters to be taken into consideration as part of future planning	32.6, 34.3	No commitment can be given at this stage. Investigations have to firstly be undertaken to establish the suitability of the town for urban expansion
4 Aged Accommodation facilities		
More park home accommodation with security of tenure as a cheaper alternative to retirement village.		
Urgent need / supports aged accommodation	1.1, 15.1, 16.1, 17.1, 27.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, developers, State and Local government are in a position to undertake the planning process necessary to develop the sites.
Does not support aged care centres and wants a younger more vibrant mix.		
More flexibility needed to allow second dwellings on current blocks without any need for subdivision.		
support for aged accommodation development, especially in Wattle Grove		
aged person accommodation is very much needed, however it needs to be well-located		
wattle grove lacks infrastructure and shops to support aged person developments		
Aged accommodation is important, however nursing home/higher level care accommodation is a greater priority (including 3 phase care)	21.1, 29.4	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. Whilst the focus of these developments will be independent living units, some of the facilities will provide residential care facilities as well.
the shire should only be facilitating high care facilities		
shire should take the lead in providing aged accommodation, through land acquisition and development of sites		
Should not locate old people all together, instead needing to be located close to families (opportunity to age in place)	29.3	Noted, this would be a decision of the individual
Hoping not to need aged accommodation for a long time to come		
aged accommodation development may impact on current lifestyle and amenity of area		
there should be more subsidised homes available for pensioners who have to rent privately		
there is sufficient aged persons accommodation, the challenge is securing sufficient staff resources		
development should be on land appropriately zoned		
approvals have been granted for aged persons development, however construction has not commenced	34.1	Agreed, however most facilities are likely to be built by the private developers.
5 Growth/Housing /density		
growth and development is inevitable and should be effectively planned for	16.5, 16.6, 29.15	the population growth scenarios reflect the expected population growth Perth will experience over the next 20 years
Concerned about population growth and housing development. The Shire should take a proactive approach protecting local area	17.5, 43.4	Shire needs to plan for population expansion along lines established by State Government.
Supports higher density to accommodate population growth		
Support for increased densities around centres	49.5	Noted
larger block size, range of lot sizes		Directions 2031 and Beyond encourages more affordable and a better range of housing in close proximity to commercial areas and public transport routes. The proposal for the residential bushland zone allows for the subdivision of land down to either 2,000sqm or 4,000sqm sized lots.
housing density is too high, along with the potential for height. Larger lots should be provided, in keeping with country atmosphere.	34.6	The strategy provides for a broad range of lot sizes through the introduction of the residential bushland zone into the foothills providing for 2000m ² and 4000m ² lots. Combine this with the proposed urban areas of Maida Vale south and Wattle Grove will offer a range of housing opportunities for the community

Public Submissions - Rural Areas

Issue	Submission/Issue Number	Council response
would like to see increased density around Kalamunda townsite in order to facilitate the protection of rural/orchard areas	14.5	Planning urban growth is limited to where services and infrastructure can be provided, namely the foothill areas of the Shire. With the exception of Pickering Brook Townsite no, urban growth areas are proposed for the hills area.
support for increasing land available for new houses		
a greater diversity of housing options should be available to meet a range of needs		
growth will facilitate economic development		
more housing will ultimately result in better schools, shops and public transport services (and utilisation of	29.12	All new urban development areas will require structure planning to be undertaken to ensure that there will be
the LPS is based on incorrect population growth projections (25,000), which is inconsistent with state government forecasts of 20,000 by 2031		the projection of 20,000 for the shire prepared by the Department of Planning is out of date and expected to be revised upward when new data is released consistent with the project 2.2m growth by 2031 outlined in Directions 2031 and beyond
would like to see a particular property(ies) rezoned to facilitate further subdivision/development	12.5, 20.1, 24.1, 29.2, 32.1, 32.4, 35.1, 35.2, 36.1, 36.3, 39.6, 41.2, 43.6, 44.1-44.3, 50.1, 51.1, 54.1, 55.1, 56.1, 57.1, 58.3, 60.1	Noted
Concerned about a sea of roofs and colourbond fencing (impacts of residential development on character of area)		Noted
6 Industrial land		
Creation of industrial area on Welshpool Road East should be stopped- we need pockets of rural land as a buffer between residential lots.		
Does not want industrial growth in semi-rural SW area. Would like this area and Wattle Grove to remain semi-rural/low-density housing.		
Would like to preserve Kalamunda Shire against industrial and commercial activity.	1.2	Well planned industrial and commercial use land will enhance the area and improve employment potential in the Shire.
Supports industrial activities/growth in appropriate locations	1.4, 16.3, 29.8	Noted
Does not support industry in Forrestfield and High Wycombe. Too many trucks parked and driving through the areas.		
Would like to preserve some bushland / landscaping amongst industrial.		
Industrial Growth and Employment – From Roe Highway through High Wycombe is badly planned and an unreasonable bottle neck at times. Morning/evening commute time, school drop off/pick up – Travel time has doubled.		
concerns about impacts from industrial development including impact on the character of the area, along with groundwater, noise, pollution and traffic impacts		
Too much industry encroaching on the Hills area.	14.3	Industry is predominantly proposed in the foothills.
industrial growth around the Perth airport is inevitable and is not opposed		
Planning for industrial development of special rural areas, such as that adjacent to the Maddington Kenwick Strategic Employment Area should progress		
industrial development will be beneficial with respect to employment creation	29.10, 29.11	The proposed Forrestfield/High Wycombe industrial area will generate significant employment opportunities for the local community who wish to reside in the locality
industrial development will necessitate improved road and rail transport infrastructure		
7 Rail extension/ public transport		
Increased public transportation, train station to the airport, city, north of city due to heavy traffic and other transport options.		
Public transport usage is limited and is fine for meeting current needs		
public transport is reasonable but services could be extended		
Increases to public transport are very much needed.	1.9, 14.6, 15.6, 16.8, 17.7, 29.17, 34.4, 34.8, 34.9	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus service from the Hills suburbs to Perth is an issue of concern for local residents and needs to be addressed.

Public Submissions - Rural Areas

Issue	Submission/Issue Number	Council response
the less public transport to Perth the better		
8 Traffic/Roads		
Population growth should not commence until the roads are upgraded.		
upset with the current condition of Roe Hwy and Berkshire Rd intersection. Wants the intersection realigned for traffic to enter safely. Suggests overpass		
High Wycombe has been ignored as the gateway to Kalamunda. The traffic is heavy and the approach is now an industrial area.		
In view of increased traffic and further increases with larger populations, should roads be wider.		
trucks are clogging up our (rural) streets		
Tonkin Hwy needs more fly overs		
Road improvements are needed, including addressing blackspots and speeding	16.4, 17.4	Noted
concerned about congestion and expected growth impact on traffic volumes on roads		
9 Path networks		
additional foot and cycle paths need to be constructed	29.14	the provision of multiuse paths is a priority for the Shire. There will be provided on-going improvements to footpaths and public open space areas
10 Urban Design and Streetscapes		
Supports urban design and streetscape, with parks and bushland. Would like more cycleways, artwork and designs in footpaths., suburbs having own character. Further improvements required	15.3, 26.2, 29.13, 34.5	Noted
The streetscapes look tired/needs to be updated		
Does not support various centre enhancements	1.5	Noted
New subdivisions should incorporate improved streetscapes		
Wattle Grove should be given a higher level of priority for urban design improvements, as currently lagging behind		
new roads should be provided with greater width to allow parking, as too narrow		
Urban design considerations are not considered relevant to a particular area		
Town centre should be modified to provide improved environment (parking, pedestrian mall, built form etc)		
streetscape planning could be improved in a number of ways		
11 Community facilities		
the more community infrastructure and facilities there are the better		
without improved infrastructure and facilities, urban development should not be occurring		
Facilities in Forrestfield are very good		
Juniper Way Reserve needs more seating in the park surrounding the 2 playgrounds.		
Would like increased recreation / community facilities (particularly in the context of projected population	14.1, 15.8, 16.10, 17.9, 29.19	The aquatic centre in Kalamunda is currently being upgraded for community use.
Whilst recognising that efforts are being made on some walk tracks, more can be done in the way of improving many of the tracks and providing informative signage, rest areas and BBQ facilities.		
More community infrastructure and facilities are needed for the new Wattle Grove Area		
the currently level of community infrastructure provision is appropriate/further infrastructure not required	1.11, 13.5	Noted
Provision of community infrastructure should be done in a consultative manner		
funding for community infrastructure is not distributed evenly across the shire		
it is unclear how funding will be provided for community infrastructure		

Public Submissions - Rural Areas

Issue	Submission/Issue Number	Council response
the Shire does have an effective 25 year funding plan for community infrastructure, which should be utilised		
need to provide more infrastructure to meet the needs of young people	34.10	The proposed plans for Pickering Brook Townsite will have to give consideration to such facilities.
provision of community infrastructure goes against the character of the hills		
Existing infrastructure needs to maintained/upgraded	21.6	The draft community facilities plan will establish a 20 year plan with the aim of obtaining a detailed understand go the current and future community facilities needs of the shire and develop a clear direction to guide the provision of facilities in the future.
12 Public Open Space		
more parks are needed in newly developed areas		
Would like to leave more open spaces. Would like to remove the rollerblade rink and BMX bike track to more suitable location in Forrestfield.		
Believes blocks of land are too small for children to play. Would like more parks, gardens, and sporting areas closer to new housing.		
Improvements to Wattle Grove public open space areas are excellent, now need to see similar done for other areas		
more sport venues are needed for meeting the needs of young people		
Concern about public open space areas being located adjacent to stormwater drains		
public open space areas in Wattle Grove need improvement		
concerns raised about the current reserve rationalisation work by the Shire		
support for the current reserve rationalisation work by the shire		
13 Sustainability		
Does not believe Shire and the occupants are living sustainably. Unhappy with commute times increase without new bridge lanes. Does not want much tourism, believes it is poor for the environment.		
Supports environmentally and people friendly urban designs. Supports sustainable growth.		
Supports sustainable development	15.5, 19.5	Noted
14 Tourism development opportunities are good so far.		
Supports increased focus on tourism	14.7, 15.6, 15.7, 16.9, 17.8, 29.18, 58.1, 59.3	Tourism is an important element of the draft Strategy. Planning for sustainable tourism is one of the key goals of the Shire as it can make a significant contribution to the local economy. There are a number of potential business attractions, natural and historical sites that need to be promoted. The Hills Orchard areas offer great potential for further tourism related development.
Does not support tourism development opportunities		
Supports a blend of tourism and agriculture. Would like to preserve the valleys.	19.4, 29.12, 49.7	Planning and Tourism related initiatives which allow for existing horticultural activities to provide accommodation, tearooms and restaurants are supported by the Strategy.
Tourists come to the hills drawn by the natural environment		
tourism development opportunities should not impact on lifestyles of existing residents + character of the area		
tourism developments should not be a priority consideration	1.10	Tourism is an important element of the draft Strategy. Planning for sustainable tourism is one of the key goals of the Shire as it can make a significant contribution to the local economy. There are a number of potential business attractions, natural and historical sites that need to be promoted. The Hills Orchard areas offer great potential for further tourism related development.
15 Service Infrastructure / utilities		
Would like to have: Gas line to the hills, more roads to access all utilities, underground power.	1.6, 14.4	Noted, however, unlikely owing to high cost of digging through granite.
State Sewerage Policy is not suitable for the Hills area. The Shire should challenge the State Health Department and develop a local policy suitable for our soil types and terrain.		
two properties across Lenori Road from the current shopping centre in Gooseberry Hill could be additional retail site.		

Public Submissions - Rural Areas

Issue	Submission/Issue Number	Council response
Access to sewerage won't be readily available to service subdivision and development in Wattle Grove		
access to sewerage will be a relevant consideration for further subdivision/development		
16 Amendment 18 related matters		
Aged accommodation needs to be in the correct location. The location proposed is not the best location that is available. The WAPC has confirmed that aged accommodation sites in Gavour Road and Brentwood Road do not meet the need to plan for accessible and affordable facilities		
I am not in support of the proposal and have expressed my disapproval multiple times in the past		
the local community wants to keep Wattle Grove rural and the proposed aged accommodation conflicts with the rural character of the area		
support for proposal at Gavour Road		
17 Wattle Grove Urban development		
Wattle Grove should only be urbanised if the majority of the population want it. I am against it and would like the area to be left as rural		
Area should not be rezoned to urban, as this has only been proposed to facilitate aged care development such as Gavour Road		
Supportive of urban development in the area		
urban development in Wattle Grove would result in significant traffic increases, with resulting impacts on character of area		
the WAPC has advised that there is no intention to develop the land south of Wattle Grove (City of Gosnells). Therefore any consideration to rezone Wattle Grove for urban uses is premature		
urban development would significantly impact on the character and lifestyle opportunities in the area		
urban development would significant impact on the ability of children to play in the area		
18 Commercial Activities		
Better shopping areas should be provided		
Concerned about lack of planning for small business		
More restaurants are required		
19 Planning for Bushfire protection		
Consideration should be given to reducing the fire risk as part of forward planning	38.4	Fire and mitigation measures will need to be addressed for all urban areas in the Shire
20 Other		
General support for the strategy	29.1, 34.11, 38.1	Noted
strategy, dating back some years, and the impact on relevance of the strategy	58.2	industry in the hills to the Perth market will be considered as part of the review of the hills orchard study, including the
the strategy needs to be more clear with respect to the implementation of actions to achieve objectives	32.2, 32.3	Noted
animal control (feral) needs to be given consideration	1.8	Noted
further consideration should be given to heritage planning, including interpretative signage with sites	21.3, 21.5	the shire has commenced a review of its municipal inventory to ensure all historic buildings and sites in the Shire are afforded appropriate levels of protection
there should be improved communication between the shire and the development industry	34.7	Noted
management of infrastructure assets(roads, drains etc) needs to be a greater priority for the Shire	1.7	Noted
concern about lack of effective stakeholder engagement as part of progression of the strategy	16.11	The strategy was extensively advertising, including 8 weeks of formal advertising, notices in the newspapers, letters to residents and a series of open days

Public Submissions - Kalamunda

Issue	Submission/Issue Number	Council response
General support for strategy, no comment offered		
1 Protection of flora and fauna - natural environment		
concern with development that could occur on the escarpment at Kalamunda and Lesmurdie, because of the visual effects.		No development can occur within the regional reserve and the preference is to limit visual impact along escarpment.
more native plants and trees throughout shire		Noted
Interested in protection of the local flora, as a member of the Darling Range Wildflowers Society.		
Does not support the protection of the natural environment and biodiversity within the Local Planning Strategy plans.		Noted
Concerned about loss of native/natural habitat, want natural environment protected	34.4, 55.5, 64.8, 90.2	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
preserve and protect Lesmurdie Falls Bushland areas, also the Hills Reserve.		
Plan for fire risk development near forests and Reserves. Plans to include preventative measures by the Shire and DEC.		
protect wildlife corridors		
no more disposal of reserves		
general support for the local biodiversity strategy	17.7, 19.1, 24.6, 26.7, 27.5, 29.6, 32.7, 39.1, 43.7, 47.7, 48.7, 49.7, 51.7, 64.11, 70.13	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
general lack of support for the local biodiversity strategy	61.7	Noted
feeling that the local planning strategy does not effectively recognise the local biodiversity strategy	64.3	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
vegetation should be retained in new development areas	53.3, 68.2	Noted
Wattle Grove should be retained as a 'mitigation zone', as previously identified under federal legislation		
clearing of vegetation may impact on cockatoo habitat		
2 Proposed Residential Bushland Zone		
Houses and bush do not go together- perhaps some controlled burning or small pockets of high density housing would help.		
Requests modification to area included in the Residential Bushland zone. Would like flexibility to be provided within the residential bushland zone for transition of lot sizes. Would prefer increasing lot size consideration when adjacent to large lot sizes, such as 1 acre.		
foothills should be retained as a greenbelt	27.5, 47.2	The introduction of the residential bushland zone providing for lifestyle block of 4,000m ² will require the retention of vegetation for all developments. This zoning will provide the necessary buffer to the scarp
Disappointed not to have been included for urban subdivision but pleased to be included for residential bushland subdivision		
would like to see 2,000m ² lots to give more people the opportunity to live on a bush block		
supportive of proposed designation for area		
3 Rural zones - Special Rural, Hills Orchard Area		
Would like property to be classified as Special Rural zoning to maximise the development potential.		
Would like Special Rural Areas/Orchards to be subdivided into smaller parcels, but would like the Special Rural/Orchard areas to be retained.	6.2, 21.2, 25.1, 40.2, 69.2	Subject of the Hills Orchard Study review. - The draft Strategy proposes to review the Hills Orchard Area with a view to consider possible reduction in the minimum lot size for orcharding areas where it can be demonstrated that such reductions in the lot size will not affect the viability of the orcharding industry. The Strategy is recommending that the residential bushland zone be extended to include the special rural buffer. If this is supported then subdivision could be considered down to 2,000sqm or 4,000sqm depending on the location.
Special Rural/ Orchard retain as is, do not allocate all orchard/rural to housing.		
it is essential to retain some orchard and special rural areas, with some rezoned to cater for housing demand	67.2	There are areas in the LPS which retain special rural and rural zoned land for horticultural activities
special rural and orchard areas should be retained as such. (for range of reasons, including greenbelt, maintaining character of the area, retaining productive capacity)	2.2, 17.2, 18.2, 23.2, 24.2, 27.2, 29.2, 34.1, 37.2, 41.2, 42.2, 43.2, 46.1, 48.2, 49.2, 51.2, 55.2, 57.2, 70.8, 76.2, 78.2, 84.2, 97.2, 100.2	Noted. The draft strategy proposes to review the hills orchard area with a view to considering possible reduction in the minimum lot sizes for orcharding areas where it can be demonstrated that such reductions will not affect the viability of the orcharding

Public Submissions - Kalamunda

Issue	Submission/Issue Number	Council response
Special Rural Areas – See them more as tourist attractions in themselves and special environments to retain without major subdivisions.		
the future of rural and orchard areas is limited to the hills only.		
current owners should not be forced to sell		
special rural areas are important as providing opportunities for commercial businesses		
Special rural areas have no future as they are located too close to the Perth CBD	56.2	The proximity of the special rural areas in the foothills close to Perth offer opportunities for alternative land use consideration
special rural areas should be expanded	26.2	the population of Perth is expected to grow to 2.2m over the next 20 years and 3.5m by 2050. The Shire like all local governments is expected to accommodate some measure of this predicted growth. The proximity of the special rural areas in the Perth foothills offers opportunities for sustainable residential development offering the community a range of lot sizes and lifestyle opportunities. If the Shire does not plan for these areas in a sustainable way, the risk is that the State Government will resume the strategic planning for the shire
rural land should be retained to ensure sufficient space for existing land uses		
urban dwellers rely on the rural buffer for a number of reasons including but not limited the provision of a visual break		
the orchard study is out of date and orcharding activities are continuing to decline	62.1	The hills orchards study is currently under review
4 Aged Accommodation facilities		
More park home accommodation with security of tenure as a cheaper alternative to retirement village.		
Urgent need / supports aged accommodation	9.1, 17.1, 18.1, 20.1, 27.1, 28.1, 30.1, 31.1, 40.1, 42.1, 43.1, 45.1, 48.1, 49.1, 49.6, 59.1, 67.1, 68.1, 69.1, 75.1, 76.1, 77.1, 78.1, 79.1, 83.1, 85.1, 89.1, 91.1, 93.2, 96.1, 98.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, developers, State and Local government are in a position to undertake the planning process necessary to develop the sites.
Does not support aged care centres and wants a younger more vibrant mix.	21.1, 60.4, 100.1, 100.5	Noted
More flexibility needed to allow second dwellings on current blocks without any need for subdivision.		
support for aged accommodation development, especially in Wattle Grove		
aged person accommodation is very much needed, however it needs to be well-located	2.1, 32.2, 37.1, 51.1, 54.1, 56.1, 59.2, 70.1, 70.6, 70.7	Noted
wattle grove lacks infrastructure and shops to support aged person developments		
Aged accommodation is important, however nursing home/higher level care accommodation is a greater priority (including 3 phase care)	5.1, 7.1, 8.2, 14.1, 53.1, 57.1, 66.1, 72.1, 74.1, 80.1, 81.1, 82.1, 86.1, 87.1, 88.1, 90.1, 92.1, 93.1, 94.1, 95.1, 97.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. Whilst the focus of these developments will be independent living units, some of the facilities will provide residential care facilities as well.
the shire should only be facilitating high care facilities		
shire should take the lead in providing aged accommodation, through land acquisition and development of sites	8.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The Shire is looking to develop partnerships with aged care facility providers to deliver residential aged care accommodation
Should not locate old people all together, instead needing to be located close to families (opportunity to age in place)	23.1, 55.1, 60.1, 84.1	Noted, this would be a decision of the individual
Hoping not to need aged accommodation for a long time to come		
aged accommodation development may impact on current lifestyle and amenity of area		
there should be more subsidised homes available for pensioners who have to rent privately	41.1	Noted
there is sufficient aged persons accommodation, the challenge is securing sufficient staff resources	47.1	Noted
development should be on land appropriately zoned	70.5	Noted
5 Growth/Housing /density		
growth and development is inevitable and should be effectively planned for	4.1, 4.2, 9.5, 29.5, 43.6, 47.5, 61.5	the population growth scenarios reflect the expected population growth Perth will experience over the next 20 years
Concerned about population growth and housing development. The Shire should take a proactive approach protecting local area	16.4, 18.5, 20.3, 20.4, 32.5, 32.6, 35.1, 39.2, 41.3, 46.3, 49.5, 55.7, 56.5, 56.7, 61.2, 76.4, 97.4, 95.6, 100.6	Shire needs to plan for population expansion along lines established by State Government.
Supports higher density, population growth	12.2, 14.2, 38.1, 58.3	Noted. Some special rural areas particularly in the foothills have been identified as having potential for subdivision
Support for increased densities around centres	29.1, 62.2, 69.4	Noted

Public Submissions - Kalamunda

Issue	Submission/Issue Number	Council response
larger block size, range of lot sizes	21.3, 34.3, 79.2	Directions 2031 and Beyond encourages more affordable and a better range of housing in close proximity to commercial areas and public transport routes. The proposal for the residential bushland zone allows for the subdivision of land down to either 2,000sqm or 4,000sqm sized lots.
housing density is too high. Larger lots should be provided, in keeping with country atmosphere	16.1, 18.6, 23.4, 24.4, 24.5, 26.5, 26.6, 37.6, 39.3, 42.5, 48.5, 51.6, 52.3, 66.3, 76.5, 91.2, 97.4	The strategy provides for a broad range of lot sizes through the introduction of the residential bushland zone into the foothills providing for 2000m ² and 4000m ² lots. Combine this with the
would like to see increased density around Kalamunda townsite in order to facilitate the protection of rural/orchard areas	7.2, 27.4, 50.2, 50.3	Noted. Potential increases to the residential densities in Kalamunda have been identified in the LPS
support for increasing land available for new houses	99.3	The identification of new urban areas in Maida Vale South and Wattle Grove will provide housing opportunities in areas which are considered to have more affordable land in the Perth Metropolitan Region.
a greater diversity of housing options should be available to meet a range of needs	3.1, 17.5, 24.1, 40.4, 50.4, 60.3, 61.6, 64.2, 65.2, 70.12	The LPS promotes a mix of lot sizes and housing types to cater for a variety of housing needs.
growth will facilitate economic development	40.5	Noted
more housing will ultimately result in better schools, shops and public transport services	43.5	All new urban development areas will require structure planning to be undertaken to ensure that there will be appropriate transport,
the LPS is based on incorrect population growth projections (25,000), which is inconsistent with state government forecasts of 20,000 by 2031		
concerns raised about the accuracy of population growth projections	70.11	the projection of 20,000 for the shire prepared by the Department of Planning is out of date and expected to be revised upward
would like to see property rezoned to facilitate further subdivision/development	13.1, 13.2, 22.1, 22.3, 28.2, 50.1, 58.2, 58.4, 59.3, 59.4, 65.1, 65.4, 73.2, 99.6, 101.1, 101.2, 101.3, 103.3, 103.4, 103.5	Noted
Concerned about a sea of roofs and colourbond fencing (impacts of residential development on character of area)	47.6, 55.6, 56.6, 63.1, 88.3	Noted
6 Industrial land		
Creation of industrial area on Welshpool Road East should be stopped- we need pockets of rural land as a buffer between residential lots.		
Does not want industrial growth in semi-rural SW area. Would like this area and Wattle Grove to remain semi-rural/low-density housing.		
Would like to preserve Kalamunda Shire against industrial and commercial activity.	29.3, 32.3, 55.3	Well planned industrial and commercial use land will enhance the area and improve employment potential in the Shire.
Supports industrial growth in appropriate locations	23.3, 24.3, 26.3, 47.3, 48.3, 70.9	Noted
Does not support industry in Forrestfield and High Wycombe. Too many trucks parked and driving through the areas.		
Would like to preserve some bushland / landscaping amongst industrial.		
Industrial Growth and Employment – From Roe Highway through High Wycombe is badly planned and an unreasonable bottle neck at times. Morning/evening commute time, school drop off/pick up – Travel time has doubled.		
concerns about impacts from industrial development including impact on the character of the area, along with noise, pollution and traffic impacts	17.3, 42.3, 49.3, 51.3, 56.3	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. It is acknowledged that an appropriate transition and buffer will have to be provided as part of the structure plan process.
Too much industry encroaching on the Hills area.		
industrial growth around the Perth airport is inevitable and is not opposed	84.3, 97.3, 100.3	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. It is acknowledged that an appropriate transition and buffer will have to be provided as part of the structure plan process.
Planning for industrial development of special rural areas, such as that adjacent to the Maddington Kenwick Strategic Employment Area should progress		
industrial development will be beneficial with respect to employment creation	18.3, 37.3, 43.3	The proposed Forrestfield/High Wycombe industrial area will generate significant employment opportunities for the local community who wish to reside in the locality
industrial development will necessitate improved road and rail transport infrastructure	61.3	Noted
7 Rail extension/ public transport		
Increased public transportation, train station to the airport, city, north of city due to heavy traffic and other transport options.		It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus service from the Hills suburbs to Perth is an issue of concern for local residents and needs to be addressed. The Shire is actively pursuing a rail link option from Perth Airport to the eastern suburbs. This would open up rapid bus links and improved cycling facilities options to a station in Forrestfield or High Wycombe.
Public transport usage is limited and is fine for meeting current needs	12.3, 35.2, 53.4, 56.8, 57.4, 84.4, 89.2, 98.3	Noted
public transport is reasonable but services could be extended	18.7, 87.2, 88.4	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus

Public Submissions - Kalamunda

Issue	Submission/Issue Number	Council response
Increases to public transport are very much needed.	5.4, 9.3, 14.3, 15.3, 19.2, 23.5, 24.7, 26.8, 29.7, 33.1, 34.2, 34.5, 37.7, 38.2, 41.4, 42.6, 43.8, 45.2,	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus
the less public transport to Perth the better	32.8	Noted
8 Traffic /Roads		
Population growth should not commence until the roads are upgraded.	90.3, 90.4	Noted
upset with the current condition of Roe Hwy and Berkshire Rd intersection. Wants the intersection realigned for traffic to enter safely. Suggests overpass		
High Wycombe has been ignored as the gateway to Kalamunda. The traffic is heavy and the approach is now an industrial area.		
In view of increased traffic and further increases with larger populations, should roads be wider.		
trucks are clogging up our (rural) streets	16.3, 71.1	The Forrestfield/High Wycombe Industrial Area has been identified by the state government as a key site to accommodate freight movements due to its proximity to air, rail and road links
Tonkin Hwy needs more fly overs		
Road improvements are needed, including addressing blackspots and speeding	2.3, 2.6, 64.9, 102.3	Noted
concerned about congestion and expected growth impact on traffic volumes on roads	31.2, 63.4	This will be considered when preparing structure plans for the areas identified for future industrial uses.
9 Path networks		
additional cycle paths need to be constructed	3.3, 88.2	the provision of multiuse paths is a priority for the Shire. There will be provided on-going improvements to footpaths and public open space areas
10 Urban Design and Streetscapes		
Supports urban design and streetscape, with parks and bushland. Would like more cycleways, artwork and designs in footpaths., suburbs having own character. Further improvements required	17.4, 18.4, 20.2, 29.4, 32.4, 40.3, 42.4, 43.4, 46.2, 47.4, 53.2, 55.4, 66.2, 70.10, 76.3	Noted. Townscape improvement plans address streetscape issues. Detailed urban design initiatives are being planned at commercial centres.
The streetscapes look tired/needs to be updated	7.3, 11.3, 15.2, 56.4, 61.4	Noted.
Does not support various centre enhancements		
New subdivisions should incorporate improved streetscapes		
Wattle Grove should be given a higher level of priority for urban design improvements, as currently lagging behind		
new roads should be provided with greater width to allow parking, as too narrow		
Urban design considerations are not considered relevant to a particular area		
Town centre should be modified to provide improved environment (parking, pedestrian mall, built form etc)	11.2, 15.1, 49.4, 60.2, 63.2, 63.3, 66.5, 68.5, 98.2, 100.4	The matters raised will be considered as part of the Kalamunda Town Centre Improvement Plan.
streetscape planning could be improved in a number of ways	26.4, 48.4, 51.4	Noted
11 Community facilities		
the more community infrastructure and facilities there are the better		
without improved infrastructure and facilities, urban development should not be occurring	51.5	Urban growth can only be achieved where all necessary services and infrastructure can be provided
Facilities in Forrestfield are very good		
Juniper Way Reserve needs more seating in the park surrounding the 2 playgrounds.		
Would like increased recreation / community facilities (particularly in the context of projected population growth)	5.3, 7.5, 23.6, 27.7, 30.2, 42.8, 46.6, 47.10, 48.9, 49.10, 54.3, 68.3, 68.6, 104.2	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the
Whilst recognising that efforts are being made on some walk tracks, more can be done in the way of improving many of the tracks and providing informative signage, rest areas and BBQ facilities.		
More community infrastructure and facilities are needed for the new Wattle Grove Area		
the currently level of community infrastructure provision is appropriate/further infrastructure not required	32.1, 55.10, 97.9	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
Provision of community infrastructure should be done in a consultative manner	85.4	A number of workshops and displays were undertaken throughout the shire.
funding for community infrastructure is not distributed evenly across the shire		
it is unclear how funding will be provided for community infrastructure	43.1, 70.2	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.

Public Submissions - Kalamunda

Issue	Submission/Issue Number	Council response
the Shire does have an effective 25 year funding plan for community infrastructure, which should be utilised	70.14	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
need to provide more infrastructure to meet the needs of young people	69.8, 84.6	Noted
provision of community infrastructure goes against the character of the hills	90.6	Noted
Existing infrastructure needs to maintained/upgraded	100.9	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
12 Public Open Space		
more parks are needed in newly developed areas	56.10, 57.3	Noted. Additional parks will be provided as part of the planning for new development areas
Would like to leave more open spaces. Would like to remove the rollerblade rink and BMX bike track to more suitable location in Forrestfield.		
Believes blocks of land are too small for children to play. Would like more parks, gardens, and sporting areas closer to new housing.		
Improvements to Wattle Grove public open space areas are excellent, now need to see similar done for other areas		
more sport venues are needed for meeting the needs of young people		
Concern about public open space areas being located adjacent to stormwater drains		
public open space areas in Wattle Grove need improvement		
concerns raised about the current reserve rationalisation work by the Shire	64.7	Noted
13 Sustainability		
Does not believe Shire and the occupants are living sustainably. Unhappy with commute times increase without new bridge lanes. Does not want much tourism, believes it is poor for the environment.		
Supports environmentally and people friendly urban designs. Supports sustainable growth.	2.4, 2.6, 69.5	Shire is committed to improving sustainable living where ever possible.
Supports sustainable development		
14 Tourism development opportunities are good so far.		
Supports increased tourism	2.5, 5.5, 6.1, 6.3, 9.4, 17.8, 19.3, 24.8, 27.6, 29.8, 37.8, 43.9, 47.9, 54.5, 60.6, 61.10, 69.7, 100.8	Tourism is an important element of the draft Strategy. Planning for sustainable tourism is one of the key goals of the Shire as it can make a significant contribution to the local economy. There are a number of potential business attractions, natural and historical sites that need to be promoted. The Hills Orchard areas offer great potential for further tourism related development.
Does not support tourism development opportunities	32.9, 48.8, 76.7, 85.3, 90.5, 97.8	Noted
Supports a blend of accommodation and agriculture. Would like to preserve the valleys.		
Tourists come to the hills drawn by the natural environment	55.9, 61.9	Tourism and the opportunities that exist for passive and active recreation in Kalamunda is an important element of the draft
tourism development opportunities should not impact on lifestyles of existing residents + character of the area	18.8, 26.9, 42.7, 46.5, 51.9, 56.9, 84.5, 91.4, 93.5	Sustainable tourism development is the key
tourism developments should not be a priority consideration		
15 Service Infrastructure / utilities		
Would like to have: Gas line to the hills, more roads to access all utilities, underground power.	7.4, 27.3, 28.3, 37.4, 48.6, 69.3, 74.3, 87.3, 99.4, 102.4	Noted, however, unlikely owing to high cost of digging through granite.
State Sewerage Policy is not suitable for the Hills area. The Shire should challenge the State Health Department and develop a local policy suitable for our soil types and terrain.		
two properties across Lenori Road from the current shopping centre in Gooseberry Hill could be additional retail site.		
Access to sewerage won't be readily available to service subdivision and development in Wattle Grove	70.3	Formal advice from the Water Corporation indicates that Wattle Grove can be serviced. The issue is one of timing and cost.
access to sewerage will be a relevant consideration for further subdivision/development	3.2, 4.3, 9.2, 10.1, 12.1, 16.2, 22.2, 36.1, 50.6, 58.5, 59.3, 62.3, 65.5, 73.1, 93.3, 99.1, 99.2, 99.5, 102.2, 103.1, 103.2	Future planning of the area will require detailed planning investigations to be undertaken, including servicing to support the MRS amendment process
16 Amendment 18 related matters		
Aged accommodation needs to be in the correct location. The location proposed is not the best location that is available. The WAPC has confirmed that aged accommodation sites in Gavour Road and Brentwood Road do not meet the need to plan for accessible and affordable facilities	70.4	the draft strategy identifies a number of potential sites for aged accommodation. Some of these are on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, state and local governments are in a position to undertake the planning process necessary to developed the sites
I am not in support of the proposal and have expressed my disapproval multiple times in the past		

Public Submissions - Kalamunda

Issue	Submission/Issue Number	Council response
the local community wants to keep Wattle Grove rural and the proposed aged accommodation conflicts with the rural character of the area		
17 Wattle Grove Urban development		
Wattle Grove should only be urbanised if the majority of the population want it. I am against it and would like the area to be left as rural	5.2, 5.6, 37.5, 54.2	the intent of the draft strategy is to establish the strategic direction of the shire over the next 20 years during which time the population is expected to growth and 2.2m and 3.5m by 2056. From a planning perspective, Wattle Grove is considered suitable for future urban development given the area is not removed from the urban front, has access to services, infrastructure, is located only 20 minutes from Perth and has access to existing and future employment areas around the Perth airport. Based on these attributes, it is considered that the Wattle Grove area represents a sustainable development option
Area should not be rezoned to urban, as this has only been proposed to facilitate aged care development such as Gavour Road		
Supportive of urban development in the area		
urban development in Wattle Grove would result in significant traffic increases, with resulting impacts on character of area		
the WAPC has advised that there is no intention to develop the land south of Wattle Grove (City of Gosnells). Therefore any consideration to rezone Wattle Grove for urban uses is premature		
urban development would significantly impact on the character and lifestyle opportunities in the area		
urban development would significant impact on the ability of children to play in the area		
18 Commercial Activities		
Better shopping areas should be provided	11.1, 29.9	A structure plan has been prepared for the Forrestfield Forum Shopping Centre as a designated activity centre under SPP4.2. The intent of the plan is to guide future development and the renewal of the shopping centre. Improvement plans are being prepared for other centres
Concerned about lack of planning for small business		
More restaurants are required	31.3, 49.9	The Shire can provide the necessary zonings to allow for restaurants, however it is the private sector that will decide if a restaurants is to be built or not
19 Planning for Bushfire protection		
Consideration should be given to reducing the fire risk as part of forward planning	39.2	
20 Other		
more stonework and restore the old stone entranceway to the hills	K1.1	Noted
A chairlift from Lesmurdie Falls or Zig Zag all the way to Perth.	K1.2	Noted
General support for the strategy	44.1, 52.1, 58.1, 73.3, 104.1	Noted
a statement of values should be developed, providing a collective summary of what residents believe is important	52.2	Noted
Disagree with the strategy recommendations for housing on Stirk Street	52.4	Noted
concern is raised with the age of the data used in the strategy, dating back to 2006, and the impact on relevance of the strategy	64.4	The data used in the strategy was the latest available at the time of preparation
the strategy needs to be updated with respect to terminology, spelling and grammatical accuracy	64.1, 64.6, 64.10	Document has been updated
the strategy needs to be more clear with respect to the implementation of actions to achieve objectives	65.3	Noted
antisocial behaviour is a concern and a police station in Kalamunda would be beneficial	102.1	The LPS cannot address the police presence in Kalamunda

Public Submissions - Lesmurdie

Issue	Submission/Issue Number	Council response
General support for strategy, no comment offered		
1 Protection of flora and fauna - natural environment		
concern with development that could occur on the escarpment at Kalamunda and Lesmurdie, because of the visual effects.		
more native plants and trees throughout shire		
Interested in protection of the local flora, as a member of the Darling Range Wildflowers Society.		
Does not support the protection of the natural environment and biodiversity within the Local Planning Strategy plans.		
Concerned about loss of native/natural habitat, want natural environment protected	1.6, 7.1, 18.1, 22.1, 29.1	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
preserve and protect Lesmurdie Falls Bushland areas, also the Hills Reserve,		
Plan for fire risk development near forests and Reserves. Plans to include preventative measures by the Shire and DEC.		
protect wildlife corridors		
general support for the local biodiversity strategy	30.6	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
general lack of support for the local biodiversity strategy	33.3, 40.8	Noted
feeling that the local planning strategy does not effectively recognise the local biodiversity strategy		Noted
vegetation should be retained in new development areas	4.1, 18.1, 21.1, 27.5	Noted
Wattle Grove should be retained as a 'mitigation zone', as previously identified under federal legislation		
clearing of vegetation may impact on cockatoo habitat		
vegetation should not be retained in new development areas, as this often leads to dividing boundary issues for neighbours	15.2	Noted
2 Proposed Residential Bushland Zone		
Houses and bush do not go together- perhaps some controlled burning or small pockets of high density housing would help.		
Requests modification to area included in the Residential Bushland zone. Would like flexibility to be provided within the residential bushland zone for transition of lot sizes. Would prefer increasing lot size consideration when adjacent to large lot sizes, such as 1 acre.		
foothills should be retained as a greenbelt		
Disappointed not to have been included for urban subdivision but pleased to be included for residential bushland subdivision		
would like to see 2,000m ² lots to give more people the opportunity to live on a bush block		
supportive of proposed designation for area		
3 Rural zones - Special Rural, Hills Orchard Area		
Would like property to be classified as Special Rural zoning to maximise the development potential.		
Would like Special Rural Areas/Orchards to be subdivided into smaller parcels, but would like the Special Rural/Orchard areas to be retained.	6.1, 6.2, 25.2, 28.2	The hills orchard study is currently be reviewed to address such concerns
Special Rural/ Orchard retain as is, do not allocate all orchard/rural to housing.		
it is essential to retain some orchard and special rural areas, with some rezoned to cater for housing demand	19.2, 20.1	Noted
special rural and orchard areas should be retained as such. (for range of reasons, including greenbelt, maintaining character of the area, retaining productive capacity)	11.2, 12.2, 13.2, 17.2, 22.6, 26.2, 27.2, 30.2, 32.2, 37.2, 40.3	Noted. The draft strategy proposes to review the hills orchard area with a view to considering possible reduction in the minimum lot sizes for orcharding areas where it can be demonstrated that such reductions will not affect the viability of the orcharding
Special Rural Areas – See them more as tourist attractions in themselves and special environments to retain without major subdivisions.		
the future of rural and orchard areas is limited to the hills only.		
current owners should not be forced to sell		
special rural areas are important as providing opportunities for commercial businesses		
Special rural areas have no future as they are located too close to the Perth CBD		
special rural areas should be expanded		
rural land should be retained to ensure sufficient space for existing land uses		

Public Submissions - Lesmurdie

Issue	Submission/Issue Number	Council response
urban dwellers rely on the rural buffer for a number of reasons including but not limited the provision of a visual break		
the orchard study is out of date and orcharding activities are continuing to decline		
4 Aged Accommodation facilities		
More park home accommodation with security of tenure as a cheaper alternative to retirement village.		
Urgent need / supports aged accommodation	11.1, 12.1, 14.3, 17.1, 19.1, 22.2, 23.1, 23.3, 25.1, 26.1, 30.1, 33.1, 34.1, 35.1, 37.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, developers, State and Local government are in a position to undertake the planning process necessary to develop the sites.
Does not support aged care centres and wants a younger more vibrant mix.	3.4	Noted
More flexibility needed to allow second dwellings on current blocks without any need for subdivision.		
support for aged accommodation development, especially in Wattle Grove		
aged person accommodation is very much needed, however it needs to be well-located	13.1, 27.1	Noted
wattle grove lacks infrastructure and shops to support aged person developments		
Aged accommodation is important, however nursing home/higher level care accommodation is a greater priority (including 3 phase care)	9.1, 10.1, 10.2, 28.1, 31.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. Whilst the focus of these developments will be independent living units, some of the facilities will provide residential care facilities as well.
the shire should only be facilitating high care facilities		
shire should take the lead in providing aged accommodation, through land acquisition and development of sites		
Should not locate old people all together, instead needing to be located close to families (opportunity to age in place)	36.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. Whilst the focus of these developments will be independent living units, some of the facilities will provide residential care facilities as well.
Hoping not to need aged accommodation for a long time to come aged accommodation development may impact on current lifestyle and amenity of area		
there should be more subsidised homes available for pensioners who have to rent privately		
there is sufficient aged persons accommodation, the challenge is securing sufficient staff resources		
development should be on land appropriately zoned		
5 Growth/Housing /density		
growth and development is inevitable and should be effectively planned for	30.4	Population projections come from the state government
Concerned about population growth and housing development. The Shire should take a proactive approach protecting local area	12.5, 27.3, 40.6	Shire needs to plan for population expansion along lines established by State Government.
Supports higher density to accommodate population growth		
Support for increased densities around centres	8.1, 12.6, 22.5	Noted
larger block size, range of lot sizes	28.5, 30.3, 30.5	Directions 2031 and Beyond encourages more affordable and a better range of housing in close proximity to commercial areas and public transport routes. The proposal for the residential bushland zone allows for the subdivision of land down to either 2,000sqm or 4,000sqm sized lots.
housing density is too high. Larger lots should be provided, in keeping with country atmosphere	11.5, 11.6, 13.5, 26.3	The strategy provides for a broad range of lot sizes through the introduction of the residential bushland zone into the foothills providing for 2000m ² and 4000m ² lots. Combine this with the proposed urban areas of Maida Vale south and Wattle Grove will offer a range of housing opportunities for the community
would like to see increased density around Kalamunda townsite in order to facilitate the protection of rural/orchard areas	14.4	Noted
support for increasing land available for new houses	20.2, 25.4	More land can be available where the infrastructure can be provided
a greater diversity of housing options should be available to meet a range of needs	2.1-2.3, 3.1	The provision of varied housing stock is one of the objectives of the strategy
growth will facilitate economic development		
more housing will ultimately result in better schools, shops and public transport services		
the LPS is based on incorrect population growth projections (25,000), which is inconsistent with state government forecasts of 20,000 by 2031		
concerns raised about the accuracy of population growth projections		
would like to see a particular property(ies) rezoned to facilitate further subdivision/development	24.1, 39.1	Noted

Public Submissions - Lesmurdie

Issue	Submission/Issue Number	Council response
Concerned about a sea of roofs and colourbond fencing (impacts of residential development on character of area)	10.5, 10.8, 27.4, 40.7	Noted
6 Industrial land		
Creation of industrial area on Welshpool Road East should be stopped- we need pockets of rural land as a buffer between residential lots.		
Does not want industrial growth in semi-rural SW area. Would like this area and Wattle Grove to remain semi-rural/low-density housing.		
Would like to preserve Kalamunda Shire against industrial and commercial activity.		
Supports industrial growth in appropriate locations	10.3, 40.4	Noted
Does not support industry in Forrestfield and High Wycombe. Too many trucks parked and driving through the areas.		
Would like to preserve some bushland / landscaping amongst industrial.		
Industrial Growth and Employment – From Roe Highway through High Wycombe is badly planned and an unreasonable bottle neck at times. Morning/evening commute time, school drop off/pick up – Travel time has doubled.		
concerns about impacts from industrial development including impact on the character of the area, along with groundwater, noise, pollution and traffic impacts		
Too much industry encroaching on the Hills area.	32.3	Industry is predominantly proposed in the foothills.
industrial growth around the Perth airport is inevitable and is not opposed	12.3, 13.3	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. It is acknowledged that an appropriate transition and buffer will have to be provided as part of the structure plan process.
Planning for industrial development of special rural areas, such as that adjacent to the Maddington Kenwick Strategic Employment Area should progress		
industrial development will be beneficial with respect to employment creation	22.3	The proposed Forrestfield/High Wycombe industrial area will generate significant employment opportunities for the local community who wish to reside in the locality
industrial development will necessitate improved road and rail transport infrastructure	11.3, 17.3, 37.3	Noted
7 Rail extension/ public transport		
Increased public transportation, train station to the airport, city, north of city due to heavy traffic and other transport options.		
Public transport usage is limited and is fine for meeting current needs	10.6, 17.5, 27.6	Noted
public transport is reasonable but services could be extended	13.6	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus service from the Hills suburbs to Perth is an issue of concern for local residents and needs to be addressed. The Shire is actively pursuing a rail link option from Perth Airport to the eastern suburbs. This would open up rapid bus links and improved cycling facilities options to a station in Forrestfield or High Wycombe.
Increases to public transport are very much needed.	1.5, 3.2, 6.3, 11.7, 12.7, 20.3, 22.8, 23.4, 25.5, 28.3, 28.6, 30.7, 32.7, 37.5, 40.9	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus
the less public transport to Perth the better		Noted
8 Traffic /Roads		
Population growth should not commence until the roads are upgraded.		
upset with the current condition of Roe Hwy and Berkshire Rd intersection. Wants the intersection realigned for traffic to enter safely. Suggests overpass		
High Wycombe has been ignored as the gateway to Kalamunda. The traffic is heavy and the approach is now an industrial area.		
In view of increased traffic and further increases with larger populations, should roads be wider.		
trucks are clogging up our (rural) streets		
Tonkin Hwy needs more fly overs		
Road improvements are needed, including addressing blackspots and speeding		
concerned about congestion and expected growth impact on traffic volumes on roads		
9 Path networks		
additional foot and cycle paths need to be constructed	13.4	the provision of multiuse paths is a priority for the Shire. There will be provided on-going improvements to footpaths and public open space areas
10 Urban Design and Streetscapes		
Supports urban design and streetscape, with parks and bushland. Would like more cycleways, artwork and designs in footpaths., suburbs having own character. Further improvements required	8.2, 10.4, 11.4, 12.4, 22.4, 22.11, 25.3, 28.4, 37.4	Noted
The streetscapes look tired/needs to be updated		
Does not support various centre enhancements	40.5	Noted
New subdivisions should incorporate improved streetscapes		
Wattle Grove should be given a higher level of priority for urban design improvements, as currently lagging behind		

Public Submissions - Lesmurdie

Issue	Submission/Issue Number	Council response
new roads should be provided with greater width to allow parking, as too narrow		
Urban design considerations are not considered relevant to a particular area		
Town centre should be modified to provide improved environment (parking, pedestrian mall, built form etc)	23.2	Urban design and streetscape considerations are important for commercial areas within the shire, with a number of improvement initiatives being progressed. The greening of the streetscapes will be implemented for existing and future residential areas
streetscape planning could be improved in a number of ways		
11 Community facilities		
the more community infrastructure and facilities there are the better		
without improved infrastructure and facilities, urban development should not be occurring		
Facilities in Forrestfield are very good		
Juniper Way Reserve needs more seating in the park surrounding the 2 playgrounds.		
Would like increased recreation / community facilities (particularly in the context of projected population growth)	1.2, 12.9, 20.4, 25.7, 28.8, 30.9, 32.6, 40.10	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
Whilst recognising that efforts are being made on some walk tracks, more can be done in the way of improving many of the tracks and providing informative signage, rest areas and BBQ facilities.		
More community infrastructure and facilities are needed for the new Wattle Grove Area		
the currently level of community infrastructure provision is appropriate/further infrastructure not required	11.9, 33.4	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
Provision of community infrastructure should be done in a consultative manner	38.1	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
funding for community infrastructure is not distributed evenly across the shire	23.5	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
it is unclear how funding will be provided for community infrastructure	17.6	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
the Shire does have an effective 25 year funding plan for community infrastructure, which should be utilised		
need to provide more infrastructure to meet the needs of young people	1.1,1.3,1.4, 3.3, 5.1,22.9,31.3	Noted
provision of community infrastructure goes against the character of the hills		
Existing infrastructure needs to maintained/upgraded	27.7, 40.12	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
12 Public Open Space		
more parks are needed in newly developed areas		
Would like to leave more open spaces.. Would like to remove the rollerblade rink and BMX bike track to more suitable location in Forrestfield.		
Believes blocks of land are too small for children to play. Would like more parks, gardens, and sporting areas closer to new housing.		
Improvements to Wattle Grove public open space areas are excellent, now need to see similar done for other areas		
more sport venues are needed for meeting the needs of young people		
Concern about public open space areas being located adjacent to stormwater drains		
public open space areas in Wattle Grove need improvement		
concerns raised about the current reserve rationalisation work by the Shire		
support for the current reserve rationalisation work by the shire	15.1	Noted
13 Sustainability		
Does not believe Shire and the occupants are living sustainably. Unhappy with commute times increase without new bridge lanes. Does not want much tourism, believes it is poor for the environment.		
Supports environmentally and people friendly urban designs. Supports sustainable growth.		
Supports sustainable development	17.4	Shire is committed to improving sustainable living where ever possible
14 Tourism development opportunities are good so far.		

Public Submissions - Lesmurdie

Issue	Submission/Issue Number	Council response
Supports increased focus on tourism	12.8, 13.7, 22.10, 25.6, 26.4, 30.8, 32.8	Tourism is an important element of the draft Strategy. Planning for sustainable tourism is one of the key goals of the Shire as it can make a significant contribution to the local economy. There are a number of potential business attractions, natural and historical sites that need to be promoted. The Hills Orchard areas offer great potential for further tourism related development.
Does not support tourism development opportunities	10.7	Noted
Supports a blend of accommodation and agriculture. Would like to preserve the valleys.		
Tourists come to the hills drawn by the natural environment	28.7	Tourism and the opportunities that exist for passive and active recreation in Kalamunda is an important element of the draft
tourism development opportunities should not impact on lifestyles of existing residents + character of the area	11.8	Sustainable tourism development is the key
tourism developments should not be a priority consideration		
15 Service Infrastructure / utilities		
Would like to have: Gas line to the hills, more roads to access all utilities, underground power.	32.4, 35.2, 40.11	Noted, however, unlikely owing to high cost of digging through granite.
State Sewerage Policy is not suitable for the Hills area. The Shire should challenge the State Health Department and develop a local policy suitable for our soil types and terrain.	16.2	The Shire is required to adhere to the state government sewerage policy
two properties across Lenori Road from the current shopping centre in Gooseberry Hill could be additional retail site.		
Access to sewerage won't be readily available to service subdivision and development in Wattle Grove		
access to sewerage will be a relevant consideration for further subdivision/development	16.1, 32.5, 33.2	Noted
16 Amendment 18 related matters		
Aged accommodation needs to be in the correct location. The location proposed is not the best location that is available. The WAPC has confirmed that aged accommodation sites in Gavour Road and Brentwood Road do not meet the need to plan for accessible and affordable facilities	40.2	At present, there are 6 different locations identified as possible aged accommodation sites in the shire.
I am not in support of the proposal and have expressed my disapproval multiple times in the past		
the local community wants to keep Wattle Grove rural and the proposed aged accommodation conflicts with the rural character of the area		
support for proposal at Gavour Road	32.1	The strategy identifies the Gavour Road location as one of the potential sites for aged accommodation
17 Wattle Grove Urban development		
Wattle Grove should only be urbanised if the majority of the population want it. I am against it and would like the area to be left as rural		
Area should not be rezoned to urban, as this has only been proposed to facilitate aged care development such as Gavour Road		
Supportive of urban development in the area		
urban development in Wattle Grove would result in significant traffic increases, with resulting impacts on character of area		
the WAPC has advised that there is no intention to develop the land south of Wattle Grove (City of Gosnells). Therefore any consideration to rezone Wattle Grove for urban uses is premature		
urban development would significantly impact on the character and lifestyle opportunities in the area		
urban development would significant impact on the ability of children to play in the area		
18 Commercial Activities		
Better shopping areas should be provided		
Concerned about lack of planning for small business		
More restaurants are required		
19 Planning for Bushfire protection		
Consideration should be given to reducing the fire risk as part of forward planning	29.2	Noted
20 Other		
General support for the strategy	14.1-14.2	Noted
General lack of support for the strategy	40.1	Note.
antisocial behaviour is a concern and a police station in Kalamunda would be beneficial	32.9	Police presence in Kalamunda is beyond the scope of the LPS
medical facilities (including a hospital) should be established	31.2	This is a matter that requires consideration by the Department of Health.

Public Submissions - High Wycombe

Issue	Submission/Issue Number	Council response
General support for strategy, no comment offered		
1 Protection of flora and fauna - natural environment		
concern with development that could occur on the escarpment at Kalamunda and Lesmurdie, because of the visual effects.		
more native plants and trees throughout shire		
Interested in protection of the local flora, as a member of the Darling Range Wildflowers Society.		
Does not support the protection of the natural environment and biodiversity within the Local Planning Strategy plans.		
Concerned about loss of native/natural habitat, want natural environment protected	15.6, 23.4, 28.1-28.3, 33.4	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
preserve and protect Lesmurdie Falls Bushland areas, also the Hills Reserve.		
Plan for fire risk development near forests and Reserves. Plans to include preventative measures by the Shire and DEC.		
protect wildlife corridors		
general support for the local biodiversity strategy	32.6	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
general lack of support for the local biodiversity strategy		
feeling that the local planning strategy does not effectively recognise the local biodiversity strategy	33.3, 33.5, 33.6	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
vegetation should be retained in new development areas	12.4	Noted
Wattle Grove should be retained as a 'mitigation zone', as previously identified under federal legislation		
clearing of vegetation may impact on cockatoo habitat		
vegetation should not be retained in new development areas, as this often leads to dividing boundary issues for neighbours		
2 Proposed Residential Bushland Zone		
Houses and bush do not go together- perhaps some controlled burning or small pockets of high density housing would help.		
Requests modification to area included in the Residential Bushland zone. Would like flexibility to be provided within the residential bushland zone for transition of lot sizes. Would prefer increasing lot size consideration when adjacent to large lot sizes, such as 1 acre.		
foothills should be retained as a greenbelt		
Disappointed not to have been included for urban subdivision but pleased to be included for residential bushland subdivision		
would like to see 2,000m ² lots to give more people the opportunity to live on a bush block		
supportive of proposed designation for area		
3 Rural zones - Special Rural, Hills Orchard Area		
Would like property to be classified as Special Rural zoning to maximise the development potential.		
Would like Special Rural Areas/Orchards to be subdivided into smaller parcels, but would like the Special Rural/Orchard areas to be retained.		
Special Rural/ Orchard retain as is, do not allocate all orchard/rural to housing.		
it is essential to retain some orchard and special rural areas, with some rezoned to cater for housing demand		
special rural and orchard areas should be retained as such, (for range of reasons, including greenbelt, maintaining character of the area, retaining productive capacity)	4.2, 6.1, 7.2, 11.2, 14.2, 14.6, 15.2, 23.1, 23.8, 31.2, 32.2	Noted. The draft strategy proposes to review the hills orchard area with a view to considering possible reduction in the minimum lot sizes for orcharding areas where it can be demonstrated that such reductions will not affect the viability of the orcharding
Special Rural Areas – See them more as tourist attractions in themselves and special environments to retain without major subdivisions.		
the future of rural and orchard areas is limited to the hills only.		
current owners should not be forced to sell		
special rural areas are important as providing opportunities for commercial businesses		
Special rural areas have no future as they are located too close to the Perth CBD		
special rural areas should be expanded		
rural land should be retained to ensure sufficient space for existing land uses		
urban dwellers rely on the rural buffer for a number of reasons including but not limited the provision of a visual break		

Public Submissions - High Wycombe

Issue	Submission/Issue Number	Council response
the orchard study is out of date and orcharding activities are continuing to decline		
4 Aged Accommodation facilities		
More park home accommodation with security of tenure as a cheaper alternative to retirement village.		
More aged person accommodation, in a form other than park home		
Urgent need / supports aged accommodation	5.1, 12.1, 31.1, 32.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, developers, State and Local government are in a position to undertake the planning process necessary to develop the sites.
Does not support further aged care centres and wants a younger more vibrant mix.		
there is sufficient aged person accommodation already	3.1, 4.1, 14.1	Provision of aged accommodation has been identified in the LPS. Development will be market driven
More flexibility needed to allow second dwellings on current blocks without any need for subdivision.		
support for aged accommodation development, especially in Wattle Grove		
aged person accommodation is very much needed, however it needs to be well-located		
wattle grove lacks infrastructure and shops to support aged person developments		
Aged accommodation is important, however nursing home/higher level care accommodation is a greater priority (including 3 phase care)		
the shire should only be facilitating high care facilities		
shire should take the lead in providing aged accommodation, through land acquisition and development of sites	15.1	Noted
Should not locate old people all together, instead needing to be located close to families (opportunity to age in place)	7.1, 11.1	The need to diversify the housing stock to accommodate an aging population in the shire has been identified and is one of the key issues in the draft LPS
Hoping not to need aged accommodation for a long time to come		
aged accommodation development may impact on current lifestyle and amenity of area		
there should be more subsidised homes available for pensioners who have to rent privately		
there is sufficient aged persons accommodation, the challenge is securing sufficient staff resources		
development should be on land appropriately zoned		
5 Growth/Housing /density		
growth and development is inevitable and should be effectively planned for	22.4, 22.8	the population growth scenarios reflect the expected population growth Perth will experience over the next 20 years
Concerned about population growth and housing development. The Shire should take a proactive approach protecting local area	14.3	Shire needs to plan for population expansion along lines established by State Government.
Supports higher density to accommodate population growth		
Support for increased densities around centres		
larger block size, range of lot sizes	4.5, 6.4	Directions 2031 and Beyond encourages more affordable and a better range of housing in close proximity to commercial areas and public transport routes. The proposal for the residential bushland zone allows for the subdivision of land down to either 2,000sqm or 4,000sqm sized lots.
housing density is too high. Larger lots should be provided, in keeping with country atmosphere	15.5, 19.1	The strategy provides for a broad range of lot sizes through the introduction of the residential bushland zone into the foothills providing for 2000m ² and 4000m ² lots. Combine this with the
would like to see increased density around Kalamunda townsite in order to facilitate the protection of rural/orchard areas		
support for increasing land available for new houses		
a greater diversity of housing options should be available to meet a range of needs	3.3	Noted
growth will facilitate economic development		
more housing will ultimately result in better schools, shops and public transport services	32.5	All new urban development areas will require structure planning to be undertaken to ensure that there will be appropriate transport,
the LPS is based on incorrect population growth projections (25,000), which is inconsistent with state government forecasts of 20,000 by 2031		
concerns raised about the accuracy of population growth projections		
would like to see a particular property(ies) rezoned to facilitate further subdivision/development	16.10, 21.2, 22.2, 24.1, 27.1	Noted
Concerned about a sea of roofs and colourbond fencing (impacts of residential development on character of area)		
existing housing stock needs to be tidied up, protected	4.6, 14.4	This is a matter for the individual landowner to consider or can be considered at the redevelopment stage
concerned about infill development proposal	20.3, 33.2	Noted
6 Industrial land		

Public Submissions - High Wycombe

Issue	Submission/Issue Number	Council response
Creation of industrial area on Welshpool Road East should be stopped- we need pockets of rural land as a buffer between residential lots.		
Does not want industrial growth in semi-rural SW area. Would like this area and Wattle Grove to remain semi-rural/low-density housing.		
Would like to preserve Kalamunda Shire against industrial and commercial activity.		
Supports industrial growth in appropriate locations	11.3, 18.1, 23.2, 29.1, 31.3	Noted
Does not support industry in Forrestfield and High Wycombe, too many trucks parked and driving through the areas.	8.1, 8.4, 15.10, 19.2	Truck parking is an issue and the Shire need to finds areas for truck depots to be located to take the trucks out of residential areas.
Would like to preserve some bushland / landscaping amongst industrial.		
Industrial Growth and Employment – From Roe Highway through High Wycombe is badly planned and an unreasonable bottle neck at times. Morning/evening commute time, school drop off/pick up – Travel time has doubled.		
concerns about impacts from industrial development including impact on the character of the area, along with groundwater, noise, pollution and traffic impacts	6.2, 8.5, 15.3, 20.1, 22.3, 25.1, 30.1	Industrial developments area will be subject to structure planning which will include the provision of appropriate buffers to sensitive land uses.
Too much industry encroaching on the Hills area.		
industrial growth around the Perth airport is inevitable and is not opposed	12.2, 32.3	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. It is acknowledged that an appropriate transition and buffer will have to be provided as part of the structure plan process.
Planning for industrial development of special rural areas, such as that adjacent to the Maddington Kenwick Strategic Employment Area should progress		
industrial development will be beneficial with respect to employment creation/economic development	26.1	The proposed Forrestfield/High Wycombe industrial area will generate significant employment opportunities for the local community who wish to reside in the locality
industrial development will necessitate improved road and rail transport infrastructure	28.4	Noted
7 Rail extension/ public transport		
Increased public transportation, train station to the airport, city, north of city due to heavy traffic and other transport options.		
Public transport usage is limited and is fine for meeting current needs		
public transport is reasonable but services could be extended	3.4	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus service from the Hills suburbs to Perth is an issue of concern for local residents and needs to be addressed. The Shire is actively pursuing a rail link option from Perth Airport to the eastern suburbs. This would open up rapid bus links and improved cycling facilities options to a station in Forrestfield or High Wycombe.
Increases to public transport are very much needed.	2.2, 4.3, 7.4, 7.5, 9.1, 13.3, 15.7, 17.2, 22.10, 23.5, 31.7	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus
the less public transport to Perth the better		
8 Traffic /Roads		
Population growth should not commence until the roads are upgraded.		
upset with the current condition of Roe Hwy and Berkshire Rd intersection. Wants the intersection realigned for traffic to enter safely. Suggests overpass		
High Wycombe has been ignored as the gateway to Kalamunda. The traffic is heavy and the approach is now an industrial area.		
In view of increased traffic and further increases with larger populations, should roads be wider.		
trucks are clogging up our (rural) streets		
Tonkin Hwy needs more fly overs		
Road improvements are needed, including addressing blackspots and speeding	3.2, 6.3, 10.1-10.3, 12.3, 32.7	Such matters can be addressed through separate processes.
concerned about congestion and expected growth impact on traffic volumes on roads	2.1	Any development proposals will need to be assessed, taking into account appropriate infrastructure requirements.
9 Path networks		
additional foot and cycle paths need to be constructed	4.4, 23.3	the provision of multiuse paths is a priority for the Shire. There will be provided on-going improvements to footpaths and public open space areas
10 Urban Design and Streetscapes		
Supports urban design and streetscape, with parks and bushland. Would like more cycleways, artwork and designs in footpaths., suburbs having own character. Further improvements required	11.4, 13.1, 22.6, 31.4, 31.5, 32.4	Noted. Townscape improvement plans address streetscape issues. Detailed urban design initiatives are being planned at commercial centres.
The streetscapes look tired/needs to be updated		
Does not support various streetscape/centre enhancements		
New subdivisions should incorporate improved streetscapes		
Wattle Grove should be given a higher level of priority for urban design improvements, as currently lagging behind		
new roads should be provided with greater width to allow parking, as too narrow		
Urban design considerations are not considered relevant to a particular area		

Public Submissions - High Wycombe

Issue	Submission/Issue Number	Council response
Town centre should be modified to provide improved environment (parking, pedestrian mall, built form etc)		
streetscape planning could be improved in a number of ways		
11 Community facilities		
the more community infrastructure and facilities there are the better		
without improved infrastructure and facilities, urban development should not be occurring	2.3	Noted.
Facilities in Forrestfield are very good		
Juniper Way Reserve needs more seating in the park surrounding the 2 playgrounds.		
Would like increased recreation / community facilities (particularly in the context of projected population growth)	22.12, 23.6	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
Whilst recognising that efforts are being made on some walk tracks, more can be done in the way of improving many of the tracks and providing informative signage, rest areas and BBQ facilities.		
More community infrastructure and facilities are needed for the new Wattle Grove Area		
the currently level of community infrastructure provision is appropriate/further infrastructure not required		
Provision of community infrastructure should be done in a consultative manner		
funding for community infrastructure is not distributed evenly across the shire	7.6, 13.4	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
it is unclear how funding will be provided for community infrastructure		
the Shire does have an effective 25 year funding plan for community infrastructure, which should be utilised		
need to provide more infrastructure to meet the needs of young people	4.7, 13.2	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
provision of community infrastructure goes against the character of the hills		
Existing infrastructure needs to maintained/upgraded	20.5	Recreation needs are being independently assessed. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.
12 Public Open Space		
more parks are needed in newly developed areas	8.3, 15.4, 22.7, 31.6	More parks will be provided in newly developing areas.
Would like to leave more open spaces. Would like to remove the rollerblade rink and BMX bike track to more suitable location in Forrestfield.		
Believes blocks of land are too small for children to play. Would like more parks, gardens, and sporting areas closer to new housing.		
Improvements to Wattle Grove public open space areas are excellent, now need to see similar done for other areas		
more sport venues are needed for meeting the needs of young people		
Concern about public open space areas being located adjacent to stormwater drains		
public open space areas in Wattle Grove need improvement		
concerns raised about the current reserve rationalisation work by the Shire		
support for the current reserve rationalisation work by the shire		
13 Sustainability		
Does not believe Shire and the occupants are living sustainably. Unhappy with commute times increase without new bridge lanes. Does not want much tourism, believes it is poor for the environment.		
Supports environmentally and people friendly urban designs. Supports sustainable growth.	22.9, 31.9	Noted
Supports sustainable development		
14 Tourism development opportunities are good so far.		
Supports increased focus on tourism	15.8, 17.3, 20.4, 22.11, 23.7, 31.8, 32.8	Tourism is an important element of the draft Strategy. Planning for sustainable tourism is one of the key goals of the Shire as it can make a significant contribution to the local economy. There are a number of potential business attractions, natural and historical sites that need to be promoted. The Hills Orchard areas offer great potential for further tourism related development.
Does not support tourism development opportunities		

Public Submissions - High Wycombe

Issue	Submission/Issue Number	Council response
Supports a blend of accommodation and agriculture. Would like to preserve the valleys.		
Tourists come to the hills drawn by the natural environment		
tourism development opportunities should not impact on lifestyles of existing residents + character of the area	14.5	Sustainable tourism development is the key
tourism developments should not be a priority consideration		
15 Service Infrastructure / utilities		
Would like to have: Gas line to the hills, more roads to access all utilities, underground power.	8.2	Noted, however, unlikely owing to high cost of digging through granite.
State Sewerage Policy is not suitable for the Hills area. The Shire should challenge the State Health Department and develop a local policy suitable for our soil types and terrain.		
two properties across Lenori Road from the current shopping centre in Gooseberry Hill could be additional retail site.		
Access to sewerage won't be readily available to service subdivision and development in Wattle Grove		
access to sewerage will be a relevant consideration for further subdivision/development		
16 Amendment 18 related matters		
Aged accommodation needs to be in the correct location. The location proposed is not the best location that is available. The WAPC has confirmed that aged accommodation sites in Gavour Road and Brentwood Road do not meet the need to plan for accessible and affordable facilities		
I am not in support of the proposal and have expressed my disapproval multiple times in the past		
the local community wants to keep Wattle Grove rural and the proposed aged accommodation conflicts with the rural character of the area		
support for proposal at Gavour Road		
17 Wattle Grove Urban development		
Wattle Grove should only be urbanised if the majority of the population want it. I am against it and would like the area to be left as rural		
Area should not be rezoned to urban, as this has only been proposed to facilitate aged care development such as Gavour Road		
Supportive of urban development in the area		
urban development in Wattle Grove would result in significant traffic increases, with resulting impacts on character of area		
the WAPC has advised that there is no intention to develop the land south of Wattle Grove (City of Gosnells). Therefore any consideration to rezone Wattle Grove for urban uses is premature		
urban development would significantly impact on the character and lifestyle opportunities in the area		
urban development would significant impact on the ability of children to play in the area		
18 Commercial Activities		
Better shopping areas should be provided	1.2, 11.5, 15.9, 22.5	A structure plan has been prepared for the Forrestfield Forum Shopping Centre as a designated activity centre under SPP4.2. The intent of the plan is to guide future development and the renewal of the shopping centre. Improvement plans are being prepared for other centres
Concerned about lack of planning for small business		
More restaurants are required		
19 Planning for Bushfire protection		
Consideration should be given to reducing the fire risk as part of forward planning		
20 Other		
General support for the strategy	17.1, 21.1	Noted
General lack of support for the strategy	1.1	Noted
the strategy needs to be more clear with respect to the implementation of actions to achieve objectives	7.7, 33.1	Noted
planning needs to take into consideration animal controls (domestic and non-domestic)	23.9	This is beyond the scope of the LPS
medical facilities (including a hospital) should be established	32.9	This is a matter for consideration by the health department
airport should be relocated	7.3	This is beyond the scope of the LPS

Public Submissions - Maida Vale

Issue	Submission/Issue Number	Council response
General support for strategy, no comment offered		
1 Protection of flora and fauna - natural environment		
concern with development that could occur on the escarpment at Kalamunda and Lesmurdie, because of the visual effects.		
Does not support the protection of the natural environment and biodiversity within the Local Planning Strategy plans.		
Concerned about loss of native/natural habitat, want natural environment protected	26.1, 57.6	The Shire has adopted a Local Biodiversity Strategy which forms a key component of the draft Strategy. The biodiversity strategy is consistent with the Shire's vision statement to ensure the Shire protects, manages and promotes the social, economic and environmental values of biodiversity to ensure a lasting legacy for future generations. These are the elements which underpin Sustainable development.
preserve and protect Lesmurdie Falls Bushland areas, also the Hills Reserve. protect wildlife corridors		
disposal of reserves supported	55.1	The District Conservation Strategy is currently being reviewed by staff. The disposal of reserves is only being considered where there is no environmental value, amenity value and is costly to maintain.
no more disposal of reserves		
general support for the local biodiversity strategy		
feeling that the local planning strategy does not effectively recognise the local biodiversity strategy		
vegetation should be retained in new development areas	5.5, 11.2, 54.1, 57.4, 61.1	Noted
Wattle Grove should be retained as a 'mitigation zone', as previously identified under federal legislation		
clearing of vegetation may impact on cockatoo habitat		
2 Proposed Residential Bushland Zone		
Houses and bush do not go together- perhaps some controlled burning or small pockets of high density housing would help.		
Requests modification to area included in the Residential Bushland zone. Would like flexibility to be provided within the residential bushland zone for transition of lot sizes. Would prefer increasing lot size consideration when adjacent to large lot sizes, such as 1 acre.	24.1, 35.1-35.6, 42.1, 44.1, 52.2, 56.1, 56.2	Many of the properties are already proposed to be included in the zone. The extension of the residential bushland zone is proposed.
foothills should be retained as a greenbelt		
Disappointed not to have been included for urban subdivision but pleased to be included for residential bushland subdivision		
would like to see 2,000m ² lots to give more people the opportunity to live on a bush block	23.6	The introduction of the residential bushland zone into the foothills areas will allow for subdivision in some areas down to 2,000m ² sized with lots within the balance being 4,000m ²
supportive of proposed designation for area	4.1, 12.6, 24.3	the introduction of the residential bushland zone in to the foothills will allow for lifestyle blocks of 4,000m ² and 2,000m ² . A key element of this zone will be the requirement to retain vegetation onsite
3 Rural zones - Special Rural, Hills Orchard Area		
Would like property to be classified as Special Rural zoning to maximise the development potential.		
Would like Special Rural Areas/Orchards to be subdivided into smaller parcels, but would like the Special Rural/Orchard areas to be retained.	5.2	Subject of the Hills Orchard Study review. -. The draft Strategy proposes to review the Hills Orchard Area with a view to consider possible reduction in the minimum lot size for orcharding areas where it can be demonstrated that such reductions in the lot size will not affect the viability of the orcharding industry. The Strategy is recommending that the residential bushland zone be extended to include the special rural buffer. If this is supported then subdivision could be consider down to 2,000sqm or 4,000sqm depending on the location.
Special Rural/ Orchard retain as is, do not allocate all orchard/rural to housing.	24.6	There is no intention of turning the whole of the rural area to residential. The Hills Orchard area is recognised as important for fruit production and tourism opportunities. These areas will be protected under the Strategy.
concerns about land use conflict	24.7	There are areas in the LPS which retain special rural and rural zoned land for horticultural activities
it is essential to retain some orchard and special rural areas, with some rezoned to cater for housing demand		
special rural and orchard areas should be retained as such.	9.2, 17.1, 22.1, 25.1, 28.1, 28.3, 30.1, 31.1, 45.1, 53.2, 57.2, 59.2, 60.2	Some of the rural areas in the Shire are a crucial part of the tourist attraction.
Special Rural Areas – See them more as tourist attractions in themselves and special environments to retain without major subdivisions.		
the future of rural and orchard areas is limited to the hills only.	47.2	Owners will not be forced to sell, even if land is rezoned
current owners should not be forced to sell		
special rural areas are important as providing opportunities for commercial businesses		
Special rural areas have no future as they are located too close to the Perth CBD		
special rural areas should be expanded		
rural land should be retained to ensure sufficient space for existing land uses		

Public Submissions - Maida Vale

Issue	Submission/Issue Number	Council response
urban dwellers rely on the rural buffer for a number of reasons including but not limited the provision of a visual break		
4 Aged Accommodation facilities		
More park home accommodation with security of tenure as a cheaper alternative to retirement village.		
Urgent need / supports aged accommodation	5.1, 10.1, 12.1, 20.1, 23.1, 47.1, 5.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors, these include when the landowners, developers, State and Local government are in a position to undertake the planning process necessary to develop the sites.
Does not support aged care centres and wants a younger more vibrant mix.		
More flexibility needed to allow second dwellings on current blocks without any need for subdivision.		
support for aged accommodation development, especially in Wattle Grove		
aged person accommodation is very much needed, however it needs to be well-located	1.1, 49.1, 53.1, 59.1	Noted.
wattle grove lacks infrastructure and shops to support aged person developments		
Aged accommodation is important, however nursing home accommodation is a greater priority		
the shire should only be facilitating high care facilities		
shire should take the lead in providing aged accommodation, through land acquisition, development and facilitation	8.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. The Shire is looking to develop partnerships with aged care facility providers to deliver residential aged care accommodation
Hoping not to need aged accommodation for a long time to come		
aged accommodation development may impact on current lifestyle and amenity of area		
Should not locate old people all together, instead needing to be located close to families	9.1	Noted, this would be a decision of the individual
focus should on higher level care	60.1	The draft Strategy identifies a number of potential sites for aged accommodation. Some of these are located on privately owned land and some on reserved land. Whilst the focus of these developments will be independent living units, some of the facilities will provide residential care facilities as well.
5 Growth/Housing /density		
growth and development is inevitable	6.1, 15.2, 49.2	the population growth scenarios reflect the expected population growth Perth will experience over the next 20 years
Concerned about population growth and housing development. The Shire should take a proactive approach protecting local area	1.5, 16.1, 26.2, 27.1, 32.1, 39.2, 53.5, 57.5, 59.5	Shire needs to plan for population expansion along lines established by State Government.
Supports higher density, population growth	3.1, 23.4	Noted. Some special rural areas particularly in the foothills have been identified as having potential for subdivision
Support for increased densities around centres		
larger block size, range of lot sizes		
housing density is too high. Larger lots should be provided, in keeping with country atmosphere	16.2, 38.2, 59.6, 62.1	The strategy provides for a broad range of lot sizes through the introduction of the residential bushland zone into the foothills providing for 2000m ² and 4000m ² lots. Combine this with the proposed urban areas of Maida Vale south and Wattle Grove will offer a range of housing opportunities for the community
support for increasing land available for new houses	5.4	The identification of new urban areas in Maida Vale South and Wattle Grove will provide housing opportunities in areas which are considered to have more affordable land in the Perth Metropolitan Region.
a greater diversity of housing options should be available	60.5	Current legislation allows for two storey houses and development of this is a matter for the landowner.
growth will facilitate economic development		
more housing will ultimately result in better schools, shops and public transport services		
the LPS is based on incorrect population growth projections (25,000), which is inconsistent with state government forecasts of 20,000 by 2031		
support for increased density to take pressure of rural areas	1.7	All existing urban cells in the shire have been considered and incorporated into the population growth scenarios. If the shire progresses option 1 (growth by 10,000), then it is considered that all existing urban cells will be completed by 2017. This is not the preferred scenario as the draft strategy is a 20 year plan for growth
would like rezoning to facilitate further subdivision/development	2.1, 11.1, 12.2, 13.1, 15.1, 18.1, 19.1, 21.1, 29.1, 33.1, 36.1, 37.1, 40.1	Noted
6 Industrial land		
Creation of industrial area on Welshpool Road East should be stopped- we need pockets of rural land as a buffer between residential lots.		
Does not want industrial growth in semi-rural SW area. Would like this area and Wattle Grove to remain semi-rural/low-density housing.		
Would like to preserve Kalamunda Shire against industrial and commercial activity.		
Supports industrial growth in appropriate locations	12.3, 27.3, 59.3	Noted

Public Submissions - Maida Vale

Issue	Submission/Issue Number	Council response
Does not support industry in Forrestfield and High Wycombe. Too many trucks parked and driving through the areas.		
Would like to preserve some bushland / landscaping amongst industrial.		
Industrial Growth and Employment – From Roe Highway through High Wycombe is badly planned and an unreasonable bottle neck at times. Morning/evening commute time, school drop off/pick up – Travel time has doubled.		
concerns about impacts from industrial development including impact on the character of the area, along with noise, pollution and traffic impacts	1.3, 8.2, 53.4, 57.3, 60.3	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. It is acknowledged that an appropriate transition and buffer will have to be provided as part of the structure plan process.
Too much industry encroaching on the Hills area.	33.2	Industry is predominantly proposed in the foothills.
industrial growth around the Perth airport is inevitable and is not opposed	28.2, 53.3	The proposed Forrestfield/High Wycombe industrial area represents a key strategic site given its proximity to Perth Airport and the Forrestfield marshalling yards. It is acknowledged that an appropriate transition and buffer will have to be provided as part of the structure plan process.
Planning for industrial development of special rural areas, such as that adjacent to the Maddington Kenwick Strategic Employment Area should progress		
industrial development will be beneficial with respect to employment creation	23.2	The proposed Forrestfield/High Wycombe industrial area will generate significant employment opportunities for the local community who wish to reside in the locality
7 Rail extension/ public transport		
Increased public transportation, train station to the airport, city, north of city due to heavy traffic and other transport options.		
Public transport usage is limited and is fine for meeting current needs		
public transport is reasonable but services could be extended		
Increases to public transport are very much needed.	1.6, 1.9, 5.6, 9.3, 11.3, 12.5, 23.5, 38.5, 39.3, 49.5, 53.6, 54.2, 60.6	It is acknowledged that transport is a major issue, particularly for the Shire. In particular, the problem of securing an adequate bus service from the Hills suburbs to Perth is an issue of concern for local residents and needs to be addressed.
8 Traffic /Roads		
Population growth should not commence until the roads are upgraded.		
upset with the current condition of Roe Hwy and Berkshire Rd intersection. Wants the intersection realigned for traffic to enter safely. Suggests overpass		
High Wycombe has been ignored as the gateway to Kalamunda. The traffic is heavy and the approach is now an industrial area.		
In view of increased traffic and further increases with larger populations, should roads be wider.		
trucks are clogging up our (rural) streets		
Tonkin Hwy needs more fly overs		
concerns about growing traffic volumes	12.4	Noted
9 Path networks		
additional cycle paths need to be constructed	4.2, 7.1, 11.4, 24.5, 60.7	the provision of multiuse paths is a priority for the Shire. There will be provided on-going improvements to footpaths and public open space areas
10 Urban Design and Streetscapes		
Supports urban design and streetscape, with parks and bushland. Would like more cycleways, artwork and designs in footpaths., suburbs having own character	5.3, 8.3, 39.1, 59.4, 60.4, 62.3	Noted. Townscape improvement plans address streetscape issues. Detailed urban design being planned at commercial centres.
Does not support various centre enhancements		
New subdivisions should incorporate improved streetscapes		
Wattle Grove should be given a higher level of priority for urban design improvements, as currently lagging behind		
new roads should be provided with greater width to allow parking, as too narrow		
Urban design considerations are not considered relevant to a particular area		
11 Community facilities		
the more community infrastructure and facilities there are the better		
without improved infrastructure and facilities, urban development should not be occurring		
Facilities in Forrestfield are very good		
Juniper Way Reserve needs more seating in the park surrounding the 2 playgrounds.		
Would like increased recreation / community facilities	10.2, 53.7	Recreation needs are being independently assessed. -. The draft Community Facilities Plan will establish a 20 year plan with the aim of obtaining a detailed understanding of the current and future community facilities needs of the Shire and develop a clear direction to guide the provision of the facilities in the future.

Public Submissions - Maida Vale

Issue	Submission/Issue Number	Council response
Whilst recognising that efforts are being made on some walk tracks, more can be done in the way of improving many of the tracks and providing informative signage, rest areas and BBQ facilities.		
More community infrastructure and facilities are needed for the new Wattle Grove Area		
the currently level of community infrastructure provision is appropriate	33.3	The draft community facilities plan will establish a 20- year plan with the aim of obtained a detailed understanding of the current and future needs of the Shire and develop a clear direction to guide the provision of the facilities in the future
Provision of community infrastructure should be done in a consultative manner]		
funding for community infrastructure is not distributed evenly across the shire		
it is unclear how funding will be provided for community infrastructure	1.11, 55.2	Future funding will be provided through reserves created as part of the Shire's long term financial plan
need to provide more infrastructure to meet the needs of young people		
existing facilities should be maintained/upgraded	49.7, 55.3, 57.7	Noted
12 Public Open Space		
more parks are needed in newly developed areas		
Would like to leave more open spaces. Would like to remove the rollerblade rink and BMX bike track to more suitable location in Forrestfield.		
Believes blocks of land are too small for children to play. Would like more parks, gardens, and sporting areas closer to new housing.		
Improvements to Wattle Grove public open space areas are excellent, now need to see similar done for other areas		
more sport venues are needed for meeting the needs of young people		
Concern about public open space areas being located adjacent to stormwater drains		
public open space areas in Wattle Grove need improvement		
13 Sustainability		
Does not believe Shire and the occupants are living sustainably. Unhappy with commute times increase without new bridge lanes. Does not want much tourism, believes it is poor for the environment.		
Supports environmentally and people friendly urban designs. Supports sustainable growth.	49.4, 62.2	Noted
Supports sustainable development	1.8, 47.4	Noted
14 Tourism development opportunities are good so far.		
Supports increased tourism	5.7, 49.6	Tourism is an important element of the draft Strategy. Planning for sustainable tourism is one of the key goals of the Shire as it can make a significant contribution to the local economy. There are a number of potential business attractions, natural and historical sites that need to be promoted. The Hills Orchard areas offer great potential for further tourism related development.
Does not support tourism development opportunities	1.1	Noted
Supports a blend of accommodation and agriculture. Would like to preserve the valleys.		
Tourists come to the hills drawn by the natural environment		
tourism development opportunities should not impact on lifestyles of existing residents		
tourism developments should not be a priority consideration		
15 Service Infrastructure / utilities		
Would like to have: Gas line to the hills, more roads to access all utilities, underground power.	1.4, 23.3, 24.2, 38.3, 49.3	Noted, however, unlikely owing to high cost of digging through granite.
State Sewerage Policy is not suitable for the Hills area. The Shire should challenge the State Health Department and develop a local policy suitable for our soil types and terrain.		
two properties across Lenori Road from the current shopping centre in Gooseberry Hill could be additional retail site.		
Access to sewerage won't be readily available to service Wattle Grove		
the servicing requirements should be clearly outlined, for consideration ahead of future planning		
16 Amendment 18 related matters		
Aged accommodation needs to be in the correct location. The location proposed is not the best location that is available. The WAPC has confirmed that aged accommodation sites in Gavour Road and Brentwood Road do not meet the need to plan for accessible and affordable facilities		
I am not in support of the proposal and have expressed my disapproval multiple times in the past		
the local community wants to keep Wattle Grove rural and the proposed aged accommodation conflicts with the rural character of the area		
17 Wattle Grove Urban development		
Wattle Grove should only be urbanised if the majority of the population want it. I am against it and would like the area to be left as rural		

Public Submissions - Maida Vale

Issue	Submission/Issue Number	Council response
Area should not be rezoned to urban, as this has only been proposed to facilitate aged care development such as Gavour Road		
Supportive of urban development in the area		
urban development in Wattle Grove would result in significant traffic increases, with resulting impacts on character of area		
WAPC has advised that there is no intention to develop the land south of Wattle Grove (City of Gosnells). Therefore any consideration to rezone Wattle Grove for urban uses is premature		
urban development would significantly impact on the character and lifestyle opportunities in the area		
urban development would significant impact on the ability of children to play in the area		
18 Commercial Activities		
Better shopping areas should be provided	22.2	A structure plan has been prepared for the Forrestfield Forum Shopping Centre as a designated activity centre under SPP4.2. The intent of the plan is to guide future development and the renewal of the shopping centre.
Concerned about lack of planning for small business	38.1	retail and other commercial opportunities will be identified at the structure planning stage in the process
More restaurants are required	38.5	The Shire can provide the necessary zonings to allow of restaurants, however it is the private sector that will decide if a restaurants is to be built or not
19 Planning for Bushfire protection		
Consideration should be given to reducing the fire risk in the town of Kalamunda		
fire risk is a consideration for future planning	47.5	A bushfire strategy will be prepared to plan for the risk in the Shire
fire not a significant risk for future planning	24.4	A bushfire strategy will be prepared to plan for the risk in the Shire
20 General		
General support for the local planning strategy	14.1, 41.1, 43.1, 50.1, 51.1, 52.1	Noted
General lack of support for the local planning strategy	46.1, 48.1, 58.1	Noted

ATTACHMENT 5

Wattle Grove	
#	Name/Address
1.	Victoria Road Wattle Grove
2.	37 Victoria Road Wattle Grove
3.	6 Merlin Way Wattle Grove
4.	D Lovegrove 41 Brentwood Road Wattle Grove
5.	102 Victoria Road Wattle Grove
6.	45 Ridley Road Wattle Grove
7.	Gillings Parade Wattle Grove
8.	Courtney Place
9.	Johnson Place Wattle Grove
10.	151 Crystal Brook Road Wattle Grove
11.	Easterbrook Place Wattle Grove
12.	
13.	The Promenade Wattle Grove
14.	St John Road Wattle Grove
15.	Emanuel Court Wattle Grove
16.	92 Gavour Road Wattle Grove
17.	Kelvin Road Wattle Grove
18.	Gavour Road Wattle Grove
19.	Gavour Road Wattle Grove
20.	Trafalgar Road Lesmurdie

#	Name/Address
21.	Crystal Brook Road Wattle Grove
22.	Honey Road Forrestfield
23.	581 Welshpool Road Wattle Grove
24.	Crystal Brook Road Wattle Grove
25.	Crystal Brook Road Wattle Grove
26.	Victoria Road
27.	Coldwell Road Wattle Grove
28.	Hale Road Wattle Grove
29.	Crystal Brook Road Wattle Grove
30.	
31.	Victoria Road Wattle Grove
32.	Victoria Road Wattle Grove
33.	Victoria Road Wattle Grove
34.	30 Ridley Road Wattle Grove
35.	30 Ridley Road Wattle Grove
36.	30 Ridley Road Wattle Grove
37.	R Francis 14 Jack Road Wattle Grove
38.	Maamba Road Wattle Grove
39.	Schofield Road Wattle Grove
40.	Victoria Road Wattle Grove

#	Name/Address
41.	Phar Lap Road Wattle Grove
42.	Coldwell Road Wattle Grove
43.	Gavour Road Wattle Grove
44.	Johnson Place Wattle Grove
45.	Johnson Place Wattle Grove
46.	Johnson Place Wattle Grove
47.	Belfry Way Wattle Grove
48.	Julie Preston 6 Mica Mews Wattle Grove
49.	Valcan Road Wattle Grove
50.	Crystal Brook Road Wattle Grove
51.	L Horton 22 Pira Loop Byford WA 6122
52.	S Genovese 32 Judith Road Wattle Grove
53.	E Lam 481 Morley Drive Morley WA 6062
54.	P Langlands 63 Helena Street Guildford WA 6055
55.	M McKenna 75 Gavour Road Wattle Grove
56.	P McKenna 75 Gavour Road Wattle Grove
57.	A Barabas 50 Valcan Road Wattle Grove
58.	D Gittoes 30 Valcan Rd Wattle Grove
59.	K Adcock 71 Victoria Road Wattle Grove
60.	K Brackman 4/26 Queens Crescent Mt Lawley WA 6050

#	Name/Address
61.	B Watson 23 Wheelwright Rd Lesmurdie
62.	P McMinn 18 Carnegie Pde Success WA 6164
63.	P Pyne 61 Gavour Rd Wattle Grove
64.	M Tostevin 115 Crystal Brook Rd Wattle Grove
65.	G Palantinus 40 Valcan Rd Wattle Grove
66.	J Di Florio 67 Gavour Rd Wattle Grove
67.	B Easton 49 Valcan Rd Orange Grove WA 6109
68.	P Easton 49 Valcan Rd Wattle Grove
69.	S Lock 16 Johnson Place Wattle Grove
70.	K McKay 14 Bubara Way Ferndale WA 6148
71.	A Rorke 13/409 Cambridge St Wembley WA 6014
72.	F Johnson 2 Gavour Rd Wattle Grove
73.	S Rule 2 Gavour Rd Wattle Grove
74.	Y Hosokawa 59 Strelitzia Ave Forrestfield
75.	S Genovese 59 Strelitzia Ave Forrestfield
76.	M Allingame 16 Valcan Rd Wattle Grove
77.	G Allingame 16 Valcan Rd Wattle Grove
78.	D Tostevin 115 Crystal Brook Rd Wattle Grove
79.	D Rykers 10 Gavour Rd Wattle Grove

#	Name/Address
80.	W Davies 18 Ford Rd Lesmurdie
81.	F Abdallah 16 Johnson Pl Wattle Grove
82.	T Lennon 24 Church Rd Maddington WA 6109
83.	R Morgan 61 Victoria Rd Wattle Grove
84.	C Watkins 29 Victoria Rd Wattle Grove
85.	C Garham 41 Judith Rd Wattle Grove
86.	P Garham 41 Judith Rd Wattle Grove
87.	B Mouritz 37 Victoria Rd Wattle Grove
88.	C Doyle 140 Crystal Brook Rd Wattle Grove
89.	A Biglin 37 Victoria Rd Wattle Grove
90.	S Watkins 29 Victoria Rd Wattle Grove
91.	R Vletter 47 Gavour Road Wattle Grove
92.	A Singh 47 Johnson Place Wattle Grove
93.	R Blanchard 209 Crystal Brook Rd Wattle Grove
94.	D Blanchard 209 Crystal Brook Rd Wattle Grove
95.	G Noble 79 Gavour Rd Wattle Grove
96.	Y Noble 79 Gavour Rd Wattle Grove
97.	P Harris 5 Jack Rd Wattle Grove
98.	J Sutton 785 Welshpool Rd Wattle Grove
99.	W Sutton 785 Welshpool Rd Wattle Grove
100.	J Birch 17 Emanuel Court Wattle Grove
101.	J Birch 17 Emanuel Court Wattle Grove
102.	M Fleming 8 Fontano Rd Wattle Grove
103.	J Fleming 8 Fontano Rd Wattle Grove
104.	T Fleming 8 Fontano Rd Wattle Grove
105.	M Glossop 25 Victoria Rd Wattle Grove
106.	M Grow 35 Gavour Rd Wattle Grove
107.	J Rykers 10 Gavour Rd Wattle Grove
108.	C Ryan 16 Judith Rd Wattle Grove
109.	M Byrne 165 Crystal Brook Rd Wattle Grove
110.	M Fonseca 10 Jack Rd Wattle Grove
111.	E Grow 35 Gavour Rd Wattle Grove
112.	K Glossop 25 Victoria Rd Wattle Grove
113.	E Fonseca 10 Jack Rd Wattle Grove
114.	J Tesch 75 Lacey St East Cannington WA 6107
115.	L DiFranco 7 Emanuel Court Wattle Grove
116.	P DiFranco 7 Emanuel Court Wattle Grove
117.	J Jeavons 29 Johnson Place Wattle Grove

#	Name/Address
118.	J Watson 9 Crystal Brook Rd Wattle Grove
119.	C Turner 109 Crystal Brook Rd Wattle Grove
120.	C Turner 109 Crystal Brook Rd Wattle Grove
121.	F Turner 109 Crystal Brook Rd Wattle Grove
122.	C Godden 9 Judith Rd Wattle Grove
123.	J Longman 115 Reservoir Rd Orange Grove
124.	N Chant 81 Gavour Rd Wattle Grove
125.	L Tesch 48 Gavour Rd Wattle Grove
126.	B Vagg 22 Fontano Rd Wattle Grove
127.	T Godden 9 Judith Rd Wattle Grove
128.	W Tesch 48 Gavour Rd Wattle Grove
129.	P Chant 81 Gavour Rd Wattle Grove
130.	J Johnson 24 Judith Rd Wattle Grove
131.	M McElduff 24 Judith Rd Wattle Grove
132.	M Rykers 20 Gavour Rd Wattle Grove
133.	H Black 171 Crystal Brook Rd Wattle Grove
134.	M Lockwood 5 Canter Court Orange Grove
135.	B Lockwood 5 Canter Court Orange Grove
136.	J MacKenzie 5 Canter Court Orange Grove

#	Name/Address
137.	S Ozanne 126 Victoria Rd Wattle Grove
138.	G Ryan 16 Judith Rd Wattle Grove
139.	J Barnes 40 Robins Rd Kalamunda
140.	K Singh 47 Johnson Place Wattle Grove
141.	M Carroll 15 Philemon Court Wattle Grove
142.	S Rimell 60 Victoria Rd Wattle Grove
143.	R Gear 60 Victoria Rd Wattle Grove
144.	M Ryan 16 Judith Rd Wattle Grove
145.	H O'Dowd 16 Ridley Rd Wattle Grove
146.	O DiFloria 67 Gavour Rd Wattle Grove
147.	J Vagg 22 Fontano Rd Wattle Grove
148.	M Smith 71 Gavour Rd Wattle Grove
149.	K Abbotsford 29 Johnson Place Wattle Grove
150.	N Chant 5 Jack Road Wattle Grove
151.	R White 102 Victoria Rd Wattle Grove
152.	T Tufilli 53 Victoria Rd Wattle Grove
153.	N Tufilli 53 Victoria Rd Wattle Grove
154.	E Smith 71 Gavour Rd Wattle Grove
155.	A Ardizzone 29 Gavour Rd Wattle Grove
156.	K Ardizzone 29 Gavour Rd Wattle Grove

#	Name/Address
157.	P Gulberti 12 Fontano Rd Wattle Grove
158.	N O'Neill 12 Fontano Rd Wattle Grove
159.	A Garton 14 Jack Rd Wattle Grove
160.	R Francis 14 Jack Rd Wattle Grove
161.	B Sweet 101 Victoria Rd Wattle Grove
162.	K Fermia 89 Gavour Rd Wattle Grove
163.	R Rees 16 Fontano Rd Wattle Grove
164.	M Rees 16 Fontano Rd Wattle Grove
165.	L Clarke 27 Kelvin Rd Wattle Grove
166.	G Broderick 11 Philemon Court Wattle Grove
167.	P Cumming 11 Philemon Court Wattle Grove
168.	P Herbert 6 Jack Rd Wattle Grove
169.	R Bailey 35 Marri Crescent Lesmurdie
170.	S Bailey-Reimers 7 Judith Rd Wattle Grove
171.	K Nitzkevich 6 Jack Road Wattle Grove
172.	C McNeil 5 Judith Road Wattle Grove
173.	D McCart 20 Crystal Place Wattle Grove
174.	A Riberi 19 Jack Rd Wattle Grove
175.	W Dixon 18 Emanuel Court Wattle Grove
176.	P Pine 18 Emanuel Court Wattle Grove

#	Name/Address
177.	S Riberi 19 Jack Road Wattle Grove
178.	L Campbell 1 Jack Rd Wattle Grove
179.	M Campbell 1 Jack Rd Wattle Grove
180.	J Sellars 141 Crystal Brook Rd Wattle Grove
181.	J Kelly 25 Judith Rd Wattle Grove
182.	N Kelly 25 Judith Rd Wattle Grove
183.	C Edmond 54 Kelvin Rd Wattle Grove
184.	G Cushing 54 Kelvin Rd Wattle Grove
185.	D Johnson 2 Gavour Rd Wattle Grove
186.	B Dornan 28 Easterbrook Place Wattle Grove
187.	J Genovese 32 Judith Rd Wattle Grove
188.	J Edmonstone 99 Sheffield Rd Wattle Grove
189.	S Jones 851 Welshpool Rd Wattle Grove
190.	M Lyons 48 Johnson Place Wattle Grove
191.	L Lyons 48 Johnson Place Wattle Grove
192.	R Tesch 75 Lacey Street East Cannington
193.	C Stacey
194.	I Johnson 2 Gavour Rd Wattle Grove
195.	T Iredell 51 Johnson Place Wattle Grove

#	Name/Address
196.	N Iredell 51 Johnson Place Wattle Grove
197.	B Gascoigne 23 Gillings Parade Wattle Grove
198.	A Kneafsey
199.	O Hung 52 Johnson Place Wattle Grove
200.	G Payne 12 Bruce Rd Wattle Grove
201.	L Masek
202.	R Grunwell 45 Ridley Rd Wattle Grove
203.	S Towart 100 Crystal Brook Rd Wattle Grove
204.	I Towart 100 Crystal Brook Rd Wattle Grove
205.	C Genovese 32 Judith Rd Wattle Grove
206.	B Bell 37 Ridley Rd Wattle Grove
207.	M Watson 29 Phar Lap Road Wattle Grove
208.	Gary
209.	J Pyne 61 Gavour Rd Wattle Grove
210.	P Pyne 61 Gavour Rd Wattle Grove
211.	S Hambleton 22 Regency Ramble Wattle Grove
212.	Gray & Lewis Land Use Planners
213.	Peter Webb & Associates Town Planning Consultants PO Box 920 Subiaco

#	Name/Address
214.	Dykstra Planning Po Box 316 Kelmcott
215.	J Lukins 47 Gavour Rd Wattle Grove
216.	P Murphy 101 Crystal Brook Road Wattle Grove
217.	M Murphy 101 Crystal Brook Road Wattle Grove
218.	Greg Rowe & Associates 3/369 Newcastle Street Northbridge WA 6003
219.	Peter Webb & Associates Town Planning Consultant.
220.	Greg Rowe & Associates Town Planning Consultants

Forrestfield

#	Name/Address
1.	Pyrite Court Forrestfield
2.	Mr & Mrs Harding Wandoor Road Forrestfield
3.	R Jones Lewis Road Forrestfield
4.	H Loohuys Holmes Rd Forrestfield
5.	Mr & Mrs Edmunds Wandoor Road Forrestfield
6.	Stringybark Drive Forrestfield
7.	Lewis Road Forrestfield
8.	Lewis Road Forrestfield
9.	Berberis Way Forrestfield
10.	Sultana Road East Forrestfield
11.	Juniper Way Forrestfield
12.	Norfolk St Forrestfield
13.	T D'Agui Hartfield Road East Forrestfield
14.	Holmes Rd Forrestfield
15.	Albizia Close Forrestfield
16.	Mr & Mrs Wong 1 Jubilee Road Forrestfield
17.	Holmes Road Forrestfield
18.	C O'Halloran Cedar Way Forrestfield

#	Name/Address
19.	Mr & Mrs Acott Wandoor Road Forrestfield
20.	Essex St Forrestfield
21.	Hibiscus Drive Forrestfield
22.	Magnolia Way Forrestfield
23.	Wandoor Road Forrestfield
24.	Pyrus Way Forrestfield
25.	Coronilla Way Forrestfield
26.	Bougainvillea Avenue Forrestfield
27.	Holmes Road and Whistlepipe Court Forrestfield
28.	No street provided Forrestfield.
29.	Linden Way Forrestfield
30.	K MacLachlan Coronilla Way Forrestfield
31.	H Loohuys Holmes Road Forrestfield
32.	W Stevens Holmes Road Forrestfield
33.	Wandoor Road Forrestfield
34.	Mr & Mrs Good Wandoor Road Forrestfield
35.	Cronilla Way Forrestfield
36.	Virgilia Way Forrestfield
37.	Hawtin Road Forrestfield
38.	Linden Way Forrestfield

#	Name/Address
39.	Mr & Mr Moses Lewis Road Forrestfield
40.	Lewis Road Forrestfield
41.	Lewis Road Forrestfield
42.	Lewis Road Forrestfield
43.	Hale Road
44.	Mr & Mrs Percival Wandoor Road Forrestfield
45.	Holmes Road Forrestfield
46.	Holmes Road Forrestfield
47.	Mr & Mrs Good Wandoor Road Forrestfield
48.	Coronilla Way Forrestfield
49.	Lewis Wandoor Holmes Road "WLH" Landowners Group Submitters: W Harding Wandoor Road J Percival Wandoor Road
50.	C Isard Wandoor Road Forrestfield
51.	Waldridge Village Forrestfield
52.	Wandoor Rd Forrestfield
53.	Hartfield Road Forrestfield
54.	Edinburgh Rd Forrestfield
55.	J Larsen Moira St Forrestfield

#	Name/Address
56.	C Dedigama Holmes Rd Forrestfield
57.	Mr & Mrs Ivanescu Holmes Road Forrestfield
58.	Mr & Mrs Hallauer Holmes Road Forrestfield
59.	Mr & Mrs Villalonga Holmes Rd Forrestfield
60.	Mr & Mrs Loohuys Holmes Rd Forrestfield
61.	Holmes Road Residents
62.	Mr & Mrs Coppens Waterfall Road Forrestfield K Newton Waterfall Road Forrestfield Mr & Mrs Trepp Waterfall Road Forrestfield Mr & Mr Finlay 31 Waterfall Road Forrestfield
63.	Wandoor Road Forrestfield
64.	Hawtin Road Forrestfield
65.	Hawtin Road Forrestfield
66.	Seville Road Forrestfield

Gooseberry Hill

#	Name/Address
1.	J Carlshausen 174 Ridge Hill Road Gooseberry Hill
2.	Name Withheld Williams Street Gooseberry Hill
3.	A Conacher 14 Robertson Road Gooseberry Hill
4.	Name withheld Marion Way Gooseberry Hill
5.	Name withheld Landor Road Gooseberry Hill
6.	Name and postal address withheld Gooseberry Hill Road
7.	Travis Wright Postal address withheld
8.	Name and Postal Address Withheld Lenori Road Gooseberry Hill
9.	B Wilson 46 Farrant Street Gooseberry Hill
10.	Name and Postal Address Withheld Landor Road Gooseberry Hill
11.	Name and Postal Address Withheld John Farrant Drive Gooseberry Hill
12.	Name and Postal Address Withheld Williams Street Gooseberry Hill
13.	Name and Postal Address Withheld Gooseberry Hill
14.	Name and Postal Address Withheld Gooseberry Hill
15.	Name and Postal Address Withheld Peoples Avenue Gooseberry Hill

#	Name/Address
16.	Name and Address Withheld Peoples Avenue Gooseberry Hill
17.	Name and Postal Address Withheld Gooseberry Hill Road Gooseberry Hill
18.	N Dickinson 12 Longfellow Road Gooseberry Hill
19.	Name and Postal Address Withheld Thornton Place Gooseberry Hill
20.	Name and Postal Address Withheld John Farrant Drive Gooseberry Hill
21.	Name and Postal Address Withheld Milford Close Gooseberry Hill
22.	Name and Postal Address Withheld Graham Road Gooseberry Hill
23.	B Allnutt Postal Address Withheld Graham Road Gooseberry Hill
24.	S Tangney 32 Hermes Road Gooseberry Hill
25.	Name and Postal Address Withheld Zamia Road Gooseberry Hill
26.	B Saracik 8 Balmoral Road Gooseberry Hill
27.	A Hill 50 Girrawheen Drive Gooseberry Hill
28.	Name and Postal Address Withheld Gooseberry Hill Road Gooseberry Hill
29.	Name and Postal Address Withheld Williams Street Gooseberry Hill

#	Name/Address
30.	Name and Postal Address Withheld Watsonia Road Gooseberry Hill
31.	Full Name and Postal Address Withheld Barbara Peoples Avenue Gooseberry Hill
32.	Name and Postal Address Withheld City Vista Gooseberry Hill
33.	T Jones 37 Farrant Street Gooseberry Hill

High Wycombe

#	Name/Address
1.	Kalamunda Road High Wycombe
2.	Name withheld Crane Court High Wycombe
3.	Name withheld Larwood Crescent High Wycombe
4.	No contact information
5.	Name withheld Fernan Road High Wycombe
6.	Name withheld Rangeview Road High Wycombe
7.	Name withheld Foxglove Avenue High Wycombe
8.	Name withheld Maida Vale Road High Wycombe
9.	No contact information
10.	Name withheld Calophylla Way High Wycombe
11.	Name withheld Bandalong Way High Wycombe
12.	Name withheld Birt Court High Wycombe
13.	Name withheld Kenneth Road High Wycombe
14.	Name withheld Teddington Loop High Wycombe
15.	Name withheld 25 Stewart Road High Wycombe
16.	Mr & Mrs J Quinn Durrant Way High Wycombe
17.	Jennings Road High Wycombe
18.	R Ryan Sultana Road West High Wycombe

#

#	Name/Address
19.	Mr & Mrs R Steineck High Wycombe
20.	Mr & Mrs R Steineck High Wycombe
21.	Name withheld Littlefield Road High Wycombe
22.	Newburn Road High Wycombe
23.	Name withheld Brae Rd High Wycombe
24.	D McHugh Netherwood Road High Wycombe
25.	Name withheld Smokebush Place High Wycombe
26.	Name withheld Stewart Road High Wycombe
27.	Name withheld Littlefield Rd High Wycombe
28.	B Greatwich Maida Vale Rd High Wycombe
29.	Mr & Mrs Whisson Brae Road High Wycombe
30.	R Hudson Milner Road High Wycombe
31.	Name withheld Richards Road High Wycombe
32.	Whimbrel Green High Wycombe
33.	K Howard Lambertia Crescent High Wycombe

Kalamunda		#	Name/Address	#	Name/Address	#	Name/Address	#	Name/Address	#	Name/Address
1.	Name and Address Withheld		Robusta Road Kalamunda	32.	Name and Postal Address Withheld Cotherstone Road Kalamunda	47.	Name and Postal Address Withheld Gloucester Road Kalamunda	62.	M Collura-Oldham Postal Address Withheld Kalamunda	77.	Name and Postal Address Withheld Brooks Street Kalamunda
2.	Name and Address Withheld	18.	Name withheld 21 Cabarita Road Kalamunda	33.	Name and Postal Address Withheld Pauline Avenue Kalamunda	48.	Name and Postal Address Withheld Urch Road Kalamunda	63.	A Lomas 3 Pauline Avenue Kalamunda	78.	Name Withheld 1 McNess Road Kalamunda
3.	Name and Postal Address Withheld Crayden Road	19.	Name and Postal Address Withheld Patricia Road Kalamunda	34.	Name and Postal Address Withheld Broula Road Kalamunda	49.	Name and Postal Address Withheld Gunbar Way Kalamunda	64.	R Duckworth & C Meaden 27 Prospect Crescent Kalamunda	79.	Name and Postal Address Withheld Snowball Road Kalamunda
4.	J Peck Vogue Holdings Pty Ltd Postal Address Withheld	20.	Name and Postal Address Withheld Betti Road Kalamunda	35.	F & S Miller 3 Manooka Way Kalamunda	50.	P Barker 6 Karu Road Kalamunda	65.	Dykstra on behalf of L & B Anderson 15 Headingly Road Kalamunda	80.	Name and Postal Address Withheld Temby Avenue Kalamunda
5.	M Turner 5 Shakespeare Road Kalamunda	21.	Name and Postal Address Withheld Recreation Road Kalamunda	36.	F Parker 53 Alpine Road Kalamunda	51.	Name and Postal Address Withheld Kalamunda	66.	Name and Postal Address Withheld Canning Road Kalamunda	81.	Name and Postal Address Withheld Robins Road Kalamunda
6.	A Duckett 131 Stanhope Road Kalamunda	22.	A & R Spiccia 30 Weston Road Pickering Brook	37.	Name and Postal Address Withheld Orange Valley Road	52.	S Slavin 2 Echo Road Kalamunda	67.	Name Withheld 75 Moffett Road Carmel	82.	Name and Postal Address Withheld Trott Road Kalamunda
7.	C Fernie 98 Canning Road Kalamunda	23.	Name and Postal Address Withheld Temby Avenue Kalamunda	38.	Name and Postal Address Withheld Pauline Avenue Kalamunda	53.	Name and Postal Address Withheld Mason Road Kalamunda	68.	Name and Postal Address Withheld James Road Kalamunda	83.	Name and Postal Address Withheld Huntley Street Kalamunda
8.	P Lewis Unit B 18 Williams Street Kalamunda	24.	Name and Postal Address Withheld Snowball Road Kalamunda	39.	Name and Postal Address Withheld Ozone Terrace Kalamunda	54.	J Turner 5 Shakespeare Road Kalamunda	69.	Name and Postal Address Withheld Mundaring Weir Road	84.	Name and Postal Address Withheld Byron Road Kalamunda
9.	Name and Postal Address Withheld Peet Road Kalamunda	25.	Name and Postal Address Withheld Canning Road Kalamunda	40.	Name and Postal Address Withheld Seaview Terrace Kalamunda	55.	Name and Postal Address Withheld Nangana Way Kalamunda	70.	E Taylor Postal Address Withheld Coreen Way Lesmurdie	85.	Name Withheld 29A Lyndhurst Road Kalamunda
10.	Name Withheld 33 Alpine Road Kalamunda	26.	Name and Postal Address Withheld Cabarita Road Kalamunda	41.	Name and Postal Address Withheld Lewis Road Kalamunda	56.	Name and Postal Address Withheld Crestview Crescent Kalamunda	71.	Name and Postal Address Withheld Lindsay Street Kalamunda	86.	Name and Postal Address Withheld Brooks Street Kalamunda
11.	Name and Postal Address Withheld Broula Road Kalamunda	27.	Name and Postal Address Withheld Betti Road Kalamunda	42.	Name and Postal Address Withheld Central Road Kalamunda	57.	Name and Postal Address Withheld Orange Valley Road Kalamunda	72.	Name and Postal Address Withheld Robins Road Kalamunda	87.	Name Withheld 3 Victory Place Kalamunda
12.	D George & A Schubert 5 Ozone Terrace Kalamunda	28.	Name Withheld 14 Jones Street Kalamunda	43.	Name and Postal Address Withheld Canning Road Kalamunda	58.	S, R and C Fiolo 1311 Brookton Highway Karragullen	73.	C Tonkin 91 Cotherstone Road Kalamunda	88.	Name and Postal Address Withheld Traylen Road Kalamunda
13.	S Jackson PO Box 151 Kalamunda	29.	Name and Postal Address Withheld Cothe stone Road Kalamunda	44.	N Antonio 188 Canning Road Kalamunda	59.	N & W Earp 12 School Street Kalamunda	74.	Name and Postal Address Withheld Victory Place Kalamunda	89.	Name and Postal Address Withheld Schmitt Road Kalamunda
14.	Name and Postal Address Withheld Robert Road Kalamunda	30.	Kalamunda Club Inc. Central Road Kalamunda	45.	L Pratt 29 Cotherstone Road Kalamunda	60.	Name and Postal Address Withheld Schmitt Road Kalamunda	75.	Name and Postal Address Withheld Robins Road Kalamunda	90.	Name and Postal Address Withheld Schmitt Road Kalamunda
15.	Name withheld King Road	31.	T Masella 13 Ozone Terrace Kalamunda	46.	Name and Postal Address Withheld Secrett Lane Kalamunda	61.	Name Withheld 20 Josephine Crescent Kalamunda	76.	Name and Postal Address Withheld Schmitt Road Kalamunda	91.	Name and Postal Address Withheld Kalamunda Road Kalamunda
16.	V Rando 60 Orange Valley Rd Kalamunda									92.	Name and Postal Address Withheld Schmitt Road Kalamunda
17.	Name and Postal Address Withheld									93.	Name and Postal Address Withheld Broula Road Kalamunda

#	Name/Address
94.	Name and Postal Address Withheld Temby Avenue Kalamunda
95.	Name and Postal Address Withheld Francis Road Kalamunda
96.	Name and Postal Address Withheld Heath Road Kalamunda
97.	Name and Postal Address Withheld Dixon Road Kalamunda
98.	Name Withheld 5 Tom Millar Close Kalamunda
99.	M Ferritto McDowell Affleck Pty Ltd 131 Canning Road and 6 Lewis Road Kalamunda
100.	Name and Postal Address Withheld Andrew Street Kalamunda
101.	A Noon 1 Hinkler Road Kalamunda
102.	R Larsen 8 Williams Street Kalamunda
103.	Alan Hayden Franco Carozzi Architects 125A Royal Street Perth
104.	Name withheld

Lesmurdie

#	Name/Address
1.	E Petrig Address withheld
2.	A Whittell 14 Kalbarri Street Lesmurdie
3.	C Morton 96 Lesmurdie Road Lesmurdie
4.	Name and address withheld
5.	Name and postal address withheld Barbigal Place
6.	Name and postal address withheld Shield Road Lesmurdie
7.	J Hill 15 Wheelwright Road Lesmurdie
8.	M Rintoul 107 First Avenue Mt Lawley
9.	Name and Postal Address Withheld Glen Road Lesmurdie
10.	Name and Postal Address Withheld Over Avenue Lesmurdie
11.	Name and Postal Address Withheld Godwin Street Kalamunda
12.	Name and Postal Address Withheld Lourdes Street Lesmurdie
13.	R & A Twist 43 Ronneby Road Lesmurdie
14.	K Rintoul 107 First Avenue Mount Lawley
15.	Name and Postal Address Withheld Kershaw Avenue Lesmurdie
16.	S Mueller 24 Wheelwright Road Lesmurdie

#	Name/Address
17.	Name and Postal Address Withheld Grove Road Lesmurdie
18.	Name and Postal Address Withheld Waterloo Crescent Lesmurdie
19.	Name and Postal Address Withheld Kiev Court Lesmurdie
20.	Name and Postal Address Withheld Orangedale Road Lesmurdie
21.	Name and Postal Address Withheld Bridgwood Road Lesmurdie
22.	Tracey Stewart Grove Road Lesmurdie
23.	Name and Postal Address Withheld Agnes Close Lesmurdie
24.	Name and Postal Address Withheld Warlingham Drive Lesmurdie
25.	Name and Postal Address Withheld Gladys Road Lesmurdie
26.	Name and Postal Address Withheld Lesmurdie Road Lesmurdie
27.	Name and Postal Address Withheld Glyde Road Lesmurdie
28.	Name and Postal Address Withheld Warlingham Drive Lesmurdie
29.	T Colegate 39 Lesmurdie Road East Walliston
30.	Name and Postal Address Withheld Lesmurdie Road Lesmurdie

#	Name/Address
31.	Name and Postal Address Withheld George Road Lesmurdie
32.	Name and Postal Address Withheld Agnes Close Lesmurdie
33.	Name and Postal Address Withheld Waterloo Crescent Lesmurdie
34.	Name and Postal Address Withheld Grove Road Lesmurdie
35.	Name Withheld 6 Victory Place Lesmurdie
36.	Name and Postal Address Withheld Bolt court Lesmurdie
37.	Name and Postal Address Withheld Coolinga Road Lesmurdie
38.	R Warwick Lesmurdie Baptist Church 1 Varley Street Lesmurdie
39.	M Ferritto McDowell Affleck Pty Ltd 405 Canning Road Walliston
40.	Grove Road Lesmurdie
41.	Lesmurdie & Districts Community Association

Maida Vale

#	Name/Address
1.	Name withheld Almond Tree Lane MAIDA VALE
2.	Mr & Mrs Arena Holmes Road MAIDA VALE
3.	Name withheld MAIDA VALE
4.	D Clare Hibbertia Court MAIDA VALE
5.	Claire Ravenswood Road MAIDA VALE
6.	Name withheld Maud Road MAIDA VALE
7.	D Tawton Casuarina Road MAIDA VALE
8.	Name withheld Terrigal Place MAIDA VALE
9.	Name withheld Acacia Road MAIDA VALE
10.	Name withheld Boralie Way MAIDA VALE
11.	Mr & Mrs Lyra Leschenaultia Way MAIDA VALE
12.	Name withheld Hawtin Road MAIDA VALE
13.	Mr & Mrs Emery Oxford Court MAIDA VALE
14.	R Millard & C Bell Rhodes Place MAIDA VALE
15.	Name withheld Brewer Road MAIDA VALE
16.	Name withheld Oxford Court MAIDA VALE
17.	Name withheld Oxford Court MAIDA VALE

#	Name/Address
18.	M Maxfield Crump Lane MAIDA VALE
19.	Name withheld Quenington Court MAIDA VALE
20.	Name withheld Ravenswood Road MAIDA VALE
21.	Name withheld Quenington Court MAIDA VALE
22.	Name withheld Bruce Road MAIDA VALE
23.	I & S Harrison Holmes Road MAIDA VALE
24.	D van Der Kooy Dampiera Court MAIDA VALE
25.	Name withheld Maud Road MAIDA VALE
26.	T & J Rowcroft Oxford Court MAIDA VALE
27.	Name withheld Donald Road MAIDA VALE
28.	Name withheld Oxford Ct MAIDA VALE
29.	Ms G Earl Holmes Road MAIDA VALE
30.	Name withheld Quenington Court MAIDA VALE
31.	Name withheld Brewer Rd MAIDA VALE
32.	Name withheld Quenington Court MAIDA VALE
33.	Name withheld Quenington Court MAIDA VALE
34.	Name withheld Kent Road MAIDA VALE
35.	C & N Batson Holmes Road MAIDA VALE

#	Name/Address
36.	T Kinnane Old Maida Vale Road MAIDA VALE
37.	A Ford Kathleen Close MAIDA VALE
38.	Name withheld Lilian Rd MAIDA VALE
39.	Jecks Street MAIDA VALE
40.	F Rodriguez Dampiera Court MAIDA VALE
41.	P Liddelow Oxford Court MAIDA VALE
42.	P Gangemi Holmes Road MAIDA VALE
43.	Name withheld Ravenswood Street MAIDA VALE
44.	D Kerr Dampiera Court MAIDA VALE
45.	Mr & Mrs Sadler Brewer Road MAIDA VALE
46.	Name withheld Oxford Court MAIDA VALE
47.	Name withheld Clovelly Court MAIDA VALE
48.	Name withheld Oxford Court MAIDA VALE
49.	Name withheld Rhodes Place MAIDA VALE
50.	Name withheld Brewer Road MAIDA VALE
51.	Name withheld Brewer Road MAIDA VALE
52.	Mr & Mrs Arena Holmes Road MAIDA VALE
53.	Name withheld Holmes Road / Whistlepipe Court MAIDA VALE

#	Name/Address
54.	I Gregory Holmes Road MAIDA VALE
55.	F Scardifield Sunrise Heights MAIDA VALE
56.	Mr & Mrs Thompson Crump Lane MAIDA VALE
57.	Name, street, and suburb withheld
58.	Name, street, and suburb withheld
59.	Name, street, and suburb withheld
60.	Name, street, and suburb withheld
61.	Name, street, and suburb withheld
62.	21-23 Maida Vale Road Maida Vale

Rural Areas

#	Name/Address
1.	M & C Jackson 64 Pomeroy Road Walliston
2.	Leotta Nominees PTY LTD 741 Canning Road Carmel
3.	F & M Giglia Lot 787 Patterson Road Pickering Brook
4.	J & R Gregorovich 140 Patterson Road Pickering Brook
5.	T Della Pollina 221 Patterson Road Pickering Brook
6.	P & D Travichich 74 Glenisla Road Bickley
7.	S Romeo 26 Turner Road Carmel
8.	R & E Furfaro 20 Coral Road Kalamunda
9.	A & C Romeo 60 Ash Road Carmel
10.	Di Marco & Sons 177 Canning Road Canning Mills
11.	P Thomson 120 Patterson Road Pickering Brook
12.	S & T Washington 40 Francais Road Pickering Brook
13.	M & M Giumelli 161 Bracken Road Pickering Brook
14.	Name Withheld Nairn Road Bickley
15.	Name Withheld Bracken Road Pickering Brook
16.	Name Withheld Pickering Brook Road Pickering Brook
17.	Name Withheld Lawnbrook Road West Walliston

#	Name/Address
18.	Name Withheld Halleendale Road Walliston
19.	J & C Lyons 94 Valento Road Pickering Brook
20.	R Melville 290 Welshpool Road East Carmel
21.	Name Withheld Repatriation Road Pickering Brook
22.	F & M Gullone 731 Canning Road Carmel
23.	Gray & Lewis Land Use Planners Suite 5, 2 Hardy Street South Perth
24.	Gray & Lewis Land Use Planners Suite 5, 2 Hardy Street South Perth
25.	Peter Depiazzzi 61 Merrivale Road Pickering Brook
26.	Name and Address Withheld
27.	Name and Address Withheld
28.	Name and Address Withheld
29.	L, S & A Marchesano Lot 2 Pickering Brook Road Pickering Brook
30.	M & L Radice Postal Address Withheld Pickering Brook
31.	A Mairata Postal Address Withheld
32.	Dykstra Planning on Behalf of Shayne and Teresa Washington 40 Francais Road Pickering Brook Dykstra Planning P.O. Box 316 Kelmescott
33.	Giumelli & Sons 680 Carmel Road Carmel

#	Name/Address
34.	Name Withheld Canning Road
35.	B & J Di Marco 177 Canning Road Canning Mills
36.	B Melville 40 Masonmill Road Carmel
37.	N Van Elswyk P.O. Box 725 Kalamunda
38.	R Walsh 90 Walnut Road Bickley
39.	T & E Linaker P.O. Box 275 Maddington
40.	Name Withheld 46 Annetts Road Carmel
41.	E J Rousset 19 Carmel Road Carmel
42.	P & M Arasi 672 Pickering Brook Road Pickering Brook
43.	B Bilich 457 Canning Road Carmel
44.	R Boyanich 235 Aldersyde Road Bickley
45.	L Rhodes-Smith JP 241 Repatriation Road Pickering Brook
46.	R Della Franca 41 Kings Mill Road Pickering Brook
47.	M Della Pollina 41 Lyndhurst Road Kalamunda
48.	L Della Pollina 8 Dunn Close Seville Grove
49.	E & L Cole-Radice 213 Merrivale Road Pickering Brook
50.	C Bosnyak 176 Canning Road Karragullen
51.	E Ghilarducci 174 Canning Rd Canning Mills

#	Name/Address
52.	V & L Fazioli 14 Banner Place Lesmurdie
53.	E & E Eaton 46 Annetts Road Carmel
54.	E Schwenger 14 Warlingham Drive Lesmurdie
55.	F Credaro 453 Canning Road Carmel
56.	M Ferritto 405 Canning Road Walliston
57.	M James 455 Canning Road Carmel
58.	J & A Volmer 91 Glenisla Road Bickley
59.	L Sykes 255 Walnut Rd Bickley
60.	S Guiffre 11 Kawina Road Bickley

Government Agencies, Local Governments and Community Groups

#	Name/Address
1.	Western Power Locked Bag 2520 Perth
2.	Department of Agriculture and Food 3 Baron-Hay Court South Perth
3.	Department of Environment and Conservation 51 Mundaring Weir Road Mundaring
4.	Nature Reserves Preservation Group, Inc. PO Box 656 Kalamunda
5.	Department of Housing Land and Housing Development 99 Plain Street East Perth
6.	City of Gosnells PO Box 662 Gosnells
7.	Darling Range Branch ALP T Widdicombe- Secretary
8.	Shire of Mundaring 7000 Great Eastern Highway Mundaring
9.	Urban Bushland Council WA Inc. M Gray Vice President
10.	Urban Bushland Council WA Inc. M Owen Secretary PO Box 326 West Perth
11.	Department of Water 7 Ellam Street Victoria Park
12.	Department of Indigenous Affairs PO Box 7770 Cloisters Square Perth
13.	Kalamunda & Districts Junior Football Club PO Box 265

#	Name/Address
14.	Kalamunda
15.	Kalamunda Uniting Church
16.	Darling Range Community Advisory Committee c/- 756 Hedges Road Hovea
17.	Government of WA Fire and Emergency Services Authority North East Metropolitan Regional Office 91 Leake Street Belmont
18.	Water Corporation PO Box 100 Leederville

Update on relevant recommendations from the Bush Fire Review

(in accordance with Stakeholder Briefings of 18 June 2012)

Recommendation 3 - The State Government transfer responsibility for declaring bushfire prone areas from local government to the Western Australian Planning Commission. The Western Australian Planning Commission should urgently assess those areas that should be declared bushfire prone.

Progress update from the Bushfire Risk Identification and Mitigation Project

An active investigation is underway to determine the available options and their implications for the WAPC to declare bushfire prone areas.

The Department of Planning met with State Solicitor's Office (SSO) to discuss the legislative changes required to provide the WAPC with the power for declaring bushfire prone areas. SSO advice confirms that legislative change is required to provide the WAPC the power to declare areas bushfire prone.

Briefed the Department's Director General regarding Recommendation 3 and the key issues of the Keelty Report. Briefed the Chair of the WAPC regarding Recommendation 3 and the key issues of the Keelty Report. Study Tour Group examined and reported on interstate processes and best practices in place to assess bushfire prone areas and fire risk management processes.

A Bushfire Prone Area methodology has been developed. Development work to provide for a statutory basis and practical application is underway.

Next Steps

Continue to brief the Minister for Planning on the options for legislative change and declaring and assessing bushfire prone areas.

Investigate the suitability of the WAPC to be authorised to assess and declare bushfire prone areas. The outcome of this will directly impact upon the technical expertise, resources and legislation required for the WAPC to give effect to this recommendation.

This recommendation will be addressed by the Bushfire Risk Identification and Mitigation Project Team. A detailed Project Plan with targeted dates has been developed and provided to volunteers and local government through the working groups and Implementation Group.

Recommendation 4 - The State Government give legislative effect to the Planning for Bush Fire Protection Guidelines.

Progress update

The Minister for Planning was briefed regarding the strengthening of the legislative effect of the Planning for Bush Fire Protection Guidelines. The Chair of the WAPC was briefed regarding Recommendation 4 and the key issues of the Keelty Report. Guidelines are under active review and discussions have taken place regarding strengthening the legislative effect of the Guidelines through a review of the WAPC's State Planning Policy 3.4 - Natural Hazards and Disasters.

Development work to provide for a statutory basis and practical application is underway.

Next Steps

The WAPC will be further briefed regarding strengthening the legislative effect of the Planning for Bush Fire Protection Guidelines.

This recommendation will be addressed by the Bushfire Risk Identification and Mitigation Project Team resourced by Department of Premier and Cabinet (DPC), FESA, DEC, Department of Planning and including volunteer and local government representatives. A detailed Project Plan with targeted dates has been developed and provided to volunteers and local government through the working groups and Implementation Group.

Recommendation 39 - State and locals governments:

- a) **recognise that regardless of future declarations of bushfire prone areas, the existing planning and building problems in the Perth Hills related to bushfire risk will persist;**
- b) **urge residents in these areas to retrofit their homes and evaporative air conditioners in compliance with AS 3959 - 2009;**
- c) **examine options to retrospectively bring these areas into compliance with Planning for Bushfire Protection Guidelines.**

Progress Update

WALGA has worked with the Department of Planning and FESA on methods for identification, mapping and regulation of bushfire prone areas. This includes increasing the planning and building standards / requirements for development in bushfire prone areas. Individual Local Governments are in the process of identifying bushfire prone areas within their boundaries and developing planning and building policies to guide future development applications.

An Information Sheet on AS3959 has been developed and Local Governments have updated and increased community information (through brochures / community information events) about fire risk and mitigation measures that homeowners can take.

The Department of Commerce has published a new booklet on bushfires (Building for Better Protection Bushfire areas – a Homeowner’s Guide). It includes advice for both new houses and upgrading existing houses and makes specific reference to ember-protection screens for evaporative air-conditioners. There has been strong demand for the booklet, which was distributed through local governments, which has gone into a second edition.

The Department of Commerce has written to the manufacturers of evaporative air conditioners and asked them to provide screens and information. This has been backed up by a request to other jurisdictions to make similar contacts and for it to be coordinated by the Australian Building Codes Board.

Next Steps

Department of Education is working to install ember screens on evaporative cooling units at schools listed on the Departments Bushfire Zone register by the end of 2012. The decision to proceed was made following research and a trial undertaken by Building Management and Works at two public schools.

The Bushfire Risk Identification and Mitigation Project Team resourced by Department of Premier and Cabinet (DPC), FESA, DEC, Department of Planning and including volunteer and local government representatives will assist in addressing this issue. A detailed Project Plan with targeted dates has been developed and provided to volunteers and local government through the working groups and Implementation Group.

The Project Team is working on options for retrofitting existing land development and assets to be better compliant with contemporary standards such as the AS3959 and WAPC/FESA planning guidelines. Development of policy and statutory provisions to this end will require significant project work.

Recommendation 40: The State Government mandate that the title deeds for relevant properties be amended to indicate if the property is in a declared bushfire prone area.

Progress Update

Discussions have taken place with the Department of Planning and the WAPC (as the proposed lead agency for declaring bushfire prone areas) to consider options for addressing this recommendation. Several options are being considered. An initial discussion with Department of Commerce was conducted. Landgate has determined that the declared bushfire prone areas should become a registered interest and the use of Interest Enquiry is the preferred approach

Landgate met with the Department of Commerce on 3 October 2011. A consultation paper has been drafted by Landgate for continued discussions with Commerce and other key stakeholders. Outside the Keelty process, there has been ongoing discussion with Dept of Commerce regarding the issuing of a directive for interest disclosure, and Landgate’s Interest Enquiry service as a suggested means to obtain interest information. Commerce has advised this directive will be implemented later this year. In light of these

developments, the consultation paper is no longer required. Once bushfire prone area data is available, it can be made available via Interest Enquiry.

This Recommendation will be examined as part of the Project Team's work on the declaration of bushfire prone areas.

Next Steps

Landgate will be included in the deliberations of the Bushfire Risk Identification and Mitigation Project Team in regard to this matter as it develops its approach to the identification of Bushfire Prone areas. An initial assessment of the work and resources required to implement this option will be undertaken once the approach is agreed to.



ITEM NO: 9.5

SUBDIVISION TO CREATE 2 LOTS: LOT 420 ON DEPOSITED PLAN 50652, BODDINGTON

WAPC OR COMMITTEE:	Statutory Planning Committee
REPORTING AGENCY:	Department of Planning
REPORTING OFFICER:	Planning Manager
AUTHORISING OFFICER:	Peel Planning, Perth and Peel Planning Planning Director
AGENDA PART:	Peel Planning, Perth and Peel Planning G
FILE NO:	145317
DATE:	13 September 2012
ATTACHMENT(S):	1. Location Plan 2. Plan of Subdivision 3. Proposed Easement
REGION SCHEME ZONING:	Nil
LOCAL GOVERNMENT:	Shire of Boddington
LOCAL SCHEME ZONING:	Rural
LGA RECOMMENDATION(S):	Conditionally Supported
REGION DESCRIPTOR:	MAND
RECEIPT DATE:	8 December 2011
PROCESS DAYS:	77
APPLICATION TYPE:	Subdivision
CADASTRAL REFERENCE:	Lot 420 on DP 50652 , Boddington

RECOMMENDATION:

That the Western Australian Planning Commission resolves to approve the application for subdivision of Lot 420 on Deposited Plan 50652, Boddington as shown on the plan date-stamped 08 December 2011. This decision is valid for three years subject to the following condition(s) and advice:

- 1. Arrangements being made to the satisfaction of the Western Australian Planning Commission for Newmont Boddington Pty Ltd, to facilitate the transfer of proposed Lot 351 to the Department of Environment and Conservation (in the name of the State of Western Australia) to meet the commitments of Ministerial Statement 591 dated 8 May 2002. (Department of Environment and Conservation)*

-
- 2. The applicant/owner entering into a Deed of Easement with and to the satisfaction of the Western Australian Planning Commission to ensure a right of access for proposed Lot 352 from Lot 10 Gold Mine Road and that such easement being shown on a Plan or Diagram of Survey pursuant to section 136C of the Transfer of Land Act 1983.**

ADVICE:

- 1. The applicant is advised that in respect to the Deed of Easement required under Condition 2, the Shire of Boddington will need to be registered on the Diagram or Plan of Survey as a benefiting local authority, pursuant to section 136C(5)(b) of the Transfer of Land Act 1893.**

SUMMARY:

- The application seeks to create two lots of 1567.5ha and 459ha. The 1567.5ha lot is to be transferred to the Department of Environment and Conservation (DEC) as part of a proposed land exchange proposal.
- The land is a recognised State mining resource and is subject to a State Agreement.
- The application is inconsistent with WAPC policy as access is proposed via an easement. However, it is recommended the application be approved.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Subdivision / Development Approval / Reconsiderations
Section: Part 10 of the P&D Act 2005

Strategic Plan
Strategic Goal: Planning
Outcomes: Effective Delivery of Integrated Plans
Strategies: Implement State and Regional Planning priorities

Policy
Number and / or Name: Development Control Policy 1.1 Subdivision of Land – General Principles

INTRODUCTION:

The application is presented to Committee as formal road access is not proposed for proposed Lot 352.

The site is located within the Shire of Boddington (**Attachment 1** – Location Plan), approximately 20 kilometres north of the Boddington town site.

The application seeks to create two lots of 1567.5 ha (proposed Lot 351) and 459.5 ha (proposed Lot 352) (**Attachment 2** – Plan of Subdivision).

The site is subject to EPA Ministerial Approval Statement 591 (Statement 591) in relation to gold mining. Statement 591 sets actions requiring land to be provided to the State for incorporation into the conservation estate. Lot is proposed to be subject to a potential land exchange with the DEC to retain an area of conservation value, which is adjacent to State Forest, and which would enable the proponent to meet its ministerial obligations.

The site is also subject to the *Alumina Refinery (Worsley) Agreement Act 1973*, State Agreement M258B – Mining Lease 258SA (State Agreement) in relation to activities associated with bauxite mining.

Proposed Lot 352 and approximately half of the southern portion of proposed Lot 351 have potential use for bauxite extraction. Proposed Lot 352 is to be retained by the applicant and also has potential for gold mining.

CONSULTATION:

The Shire of Boddington raises no objections to the application, subject to conditions, and the satisfactory resolution of issues relating to access and tenure.

The Water Corporation and Western Power raise no objections to the application.

The Department of Mines and Petroleum (DMP) and the Department of State Development (DSD) initially did not support the application as the proposal was considered to compromise rights under the State Agreement (bauxite activities). Following further consultation, these agencies are now prepared to support the proposal.

The Department of Environment and Conservation (DEC) advises it has no objection to the application, on the understanding that the application is linked to a negotiated proposal for a land exchange between the proponent and the DEC. The subdivision will form the basis for the development of an Exchange Deed to transfer proposed Lot 351 to DEC to meet requirements under Statement 591 (gold mining activities)

The DEC also advised that the beneficiary party of a State Agreement (bauxite mining activities) will be consulted regarding beneficial rights of the State Agreement prior to any reclassification of tenure of proposed Lot 351. The beneficiary party (Worsley) has advised they are satisfied with this commitment.

Landgate was informally consulted regarding proposed access arrangements and advises an easement would need to be shown on a Plan or Diagram of Survey and that a Deed of Easement is required, should normal road access arrangements not be proposed.

COMMENTS:

Planning Framework

The site is zoned rural in the Shire of Boddington Town Planning Scheme No. 2 (TPS2). TPS2 does not provide a minimum lot size for the Rural zone.

The policy objectives of WAPC *Development Control Policy 3.4 - Subdivision of Rural Land* (DC 3.4) are “*to protect agricultural land, plan for rural settlement, minimise land use conflict and manage natural resources*”.

The site is located within Precinct 7.5 - Boddington North West Precinct of the Shire of Boddington Local Planning Strategy (2007) (LPS). The relevant LPS objectives are to “*maximise retention of the existing extensive areas of remnant vegetation*” and “*to provide for the continuing operation of gold and bauxite mining activities*”. There is a general presumption against subdivision of rural land within the precinct.

In this respect, the local government supports the application, the proposal does not jeopardise the objectives of the TPS or LPS and it will facilitate transfer of land to the DEC to meet Statement 591 requirements.

Access

The subject land currently has legal access via an unnamed gazetted road on its north west boundary and also informal private access via abutting Lot 10 Gold Mine Road (**Attachment 3 – Proposed Easement**), which is also owned by the applicant.

Proposed Lot 351 will retain legal road access however proposed Lot 352 will be landlocked as no formal access has been proposed. DC1.1 *Subdivision of Land – General Principles*, at clause 3.7.1, requires that new green title lots will be created only where each lot can be provided with direct frontage access to a constructed public road.

The WAPC has previously approved a subdivision where access was proposed via an easement (WAPC Ref: 112916 – Alcoa’s Pinjarra Refinery). It was considered that public access would not be appropriate and would have impacted upon the refinery’s internal road network and operations. Similarly, general public access to proposed Lot 352 is not considered appropriate given its potential for mining activities.

In this instance, the proponent also owns abutting Lots 10, 421 and 500 which are not included as part of the subdivision application. The WAPC cannot impose ambulatory conditions regarding lots outside the application area. In this case, the proponent is prepared to enter into a Deed of Easement specifying access rights over abutting Lot 10, to enable access to proposed Lot 352.

The proposal to create a section 136C *Transfer of Land Act 1893* easement over the existing private access road, in order to provide legal access to proposed Lot 352, is considered sufficient in this case as the proposed lot does not contain any improvements and is to be retained by the proponent for future mining activities.

Such an easement can be modified or deleted with the consent of each proprietor with a registered interest in any land burdened or benefited by the easement and the relevant authority benefited by the easement. The proposed burdened lot and the benefitted lot are owned by the proponent. To prevent a situation where the owner seeks the deletion of the easement, without providing alternative legal road access in the future, it is proposed that the local government also have an interest registered in

the easement and an advice note to this effect be included as set out in the recommendation.

Tenure - Ministerial Statement 591 (gold) and State Agreement (bauxite)

The lots are currently freehold land. The proposed 1567.5ha lot (Lot 351) is to be transferred to the DEC as part of the applicant's fulfilment of its ministerial actions under Statement 591. Whilst the proposed subdivision itself is not prevented by Statement 591 or the State Agreement, the beneficiaries of the State Agreement raised concerns regarding their beneficial rights under the State Agreement should reclassification of the land as a reserve, rather than a freehold lot as proposed as part of the application, be sought by the DEC.

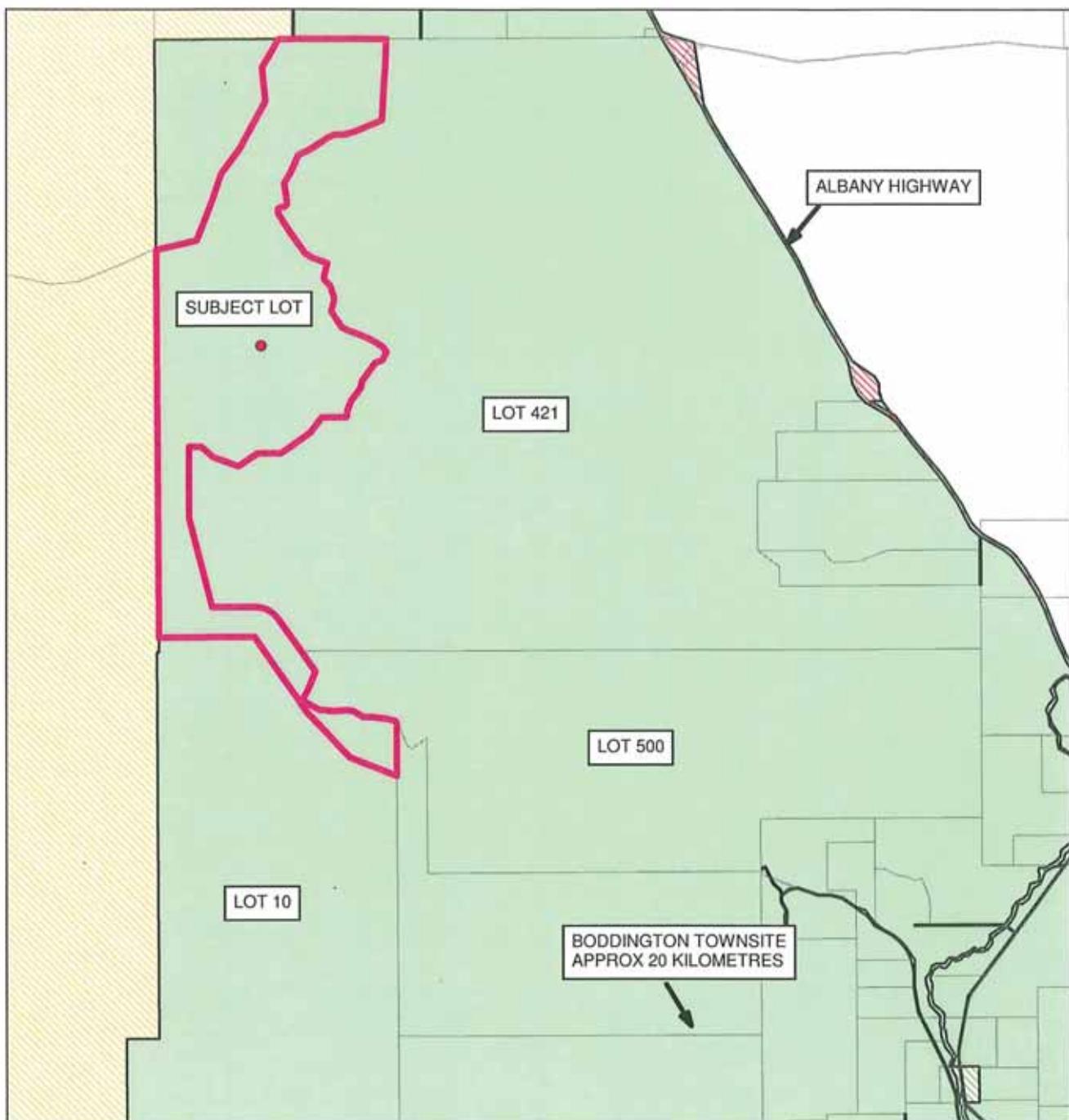
In this respect, changes to land classification require revesting the land under s82 of the *Land Administration Act 1997* and s243 of the *Transfer of Land Act 1893* by Ministerial order. The DEC has also committed to negotiate with the beneficiary party with regard their beneficial rights under the State Agreement should reclassification be sought. The beneficiary party (Worsley) has now advised of their support for this approach.

In this respect, the proposed subdivision achieves requirements of Statement 591 and does not compromise the State Agreement.

CONCLUSION:

The proposed access arrangements are satisfactory given the unique circumstances of this proposal, therefore, the application should be approved, subject to conditions.

[At the Statutory Planning Committee meeting held 28 September 2012 it was noted that “*Mr Farrar noted that there are references in the report, to the Department of Environment and Conservation acquiring land, whereas it is the State [Department of Regional Development and Lands] that acquires land. He asked that this be drawn to the attention of the report writers and amended.*”]



- [White square] Cadastre with Lot Numbers
- [Light green square] RURAL
- [Grey square] PARKS AND RECREATION
- [Red square] MAIN ROADS
- [Yellow square] STATE FOREST

Scale 1:99,000 2.5 km

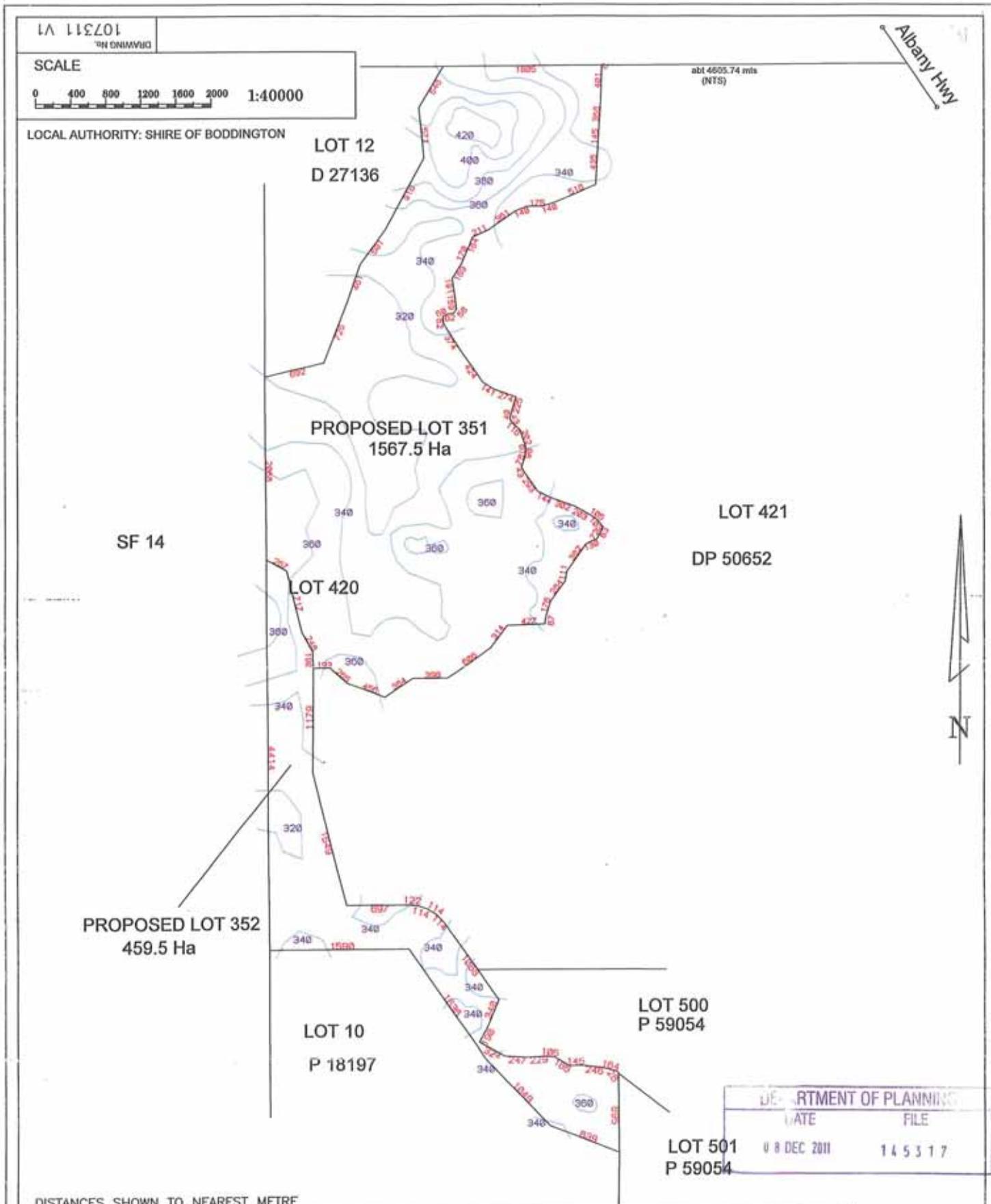
Prepared by: iharris
Prepared for: 145317
Date: Wednesday, September 12, 2012 11:02
Plot identifier: P20120912_1102



Government of Western Australia
Department of Planning

LOCATION PLAN
Lot 420 on DP 50652
Boddington

DP INTERNAL USE ONLY



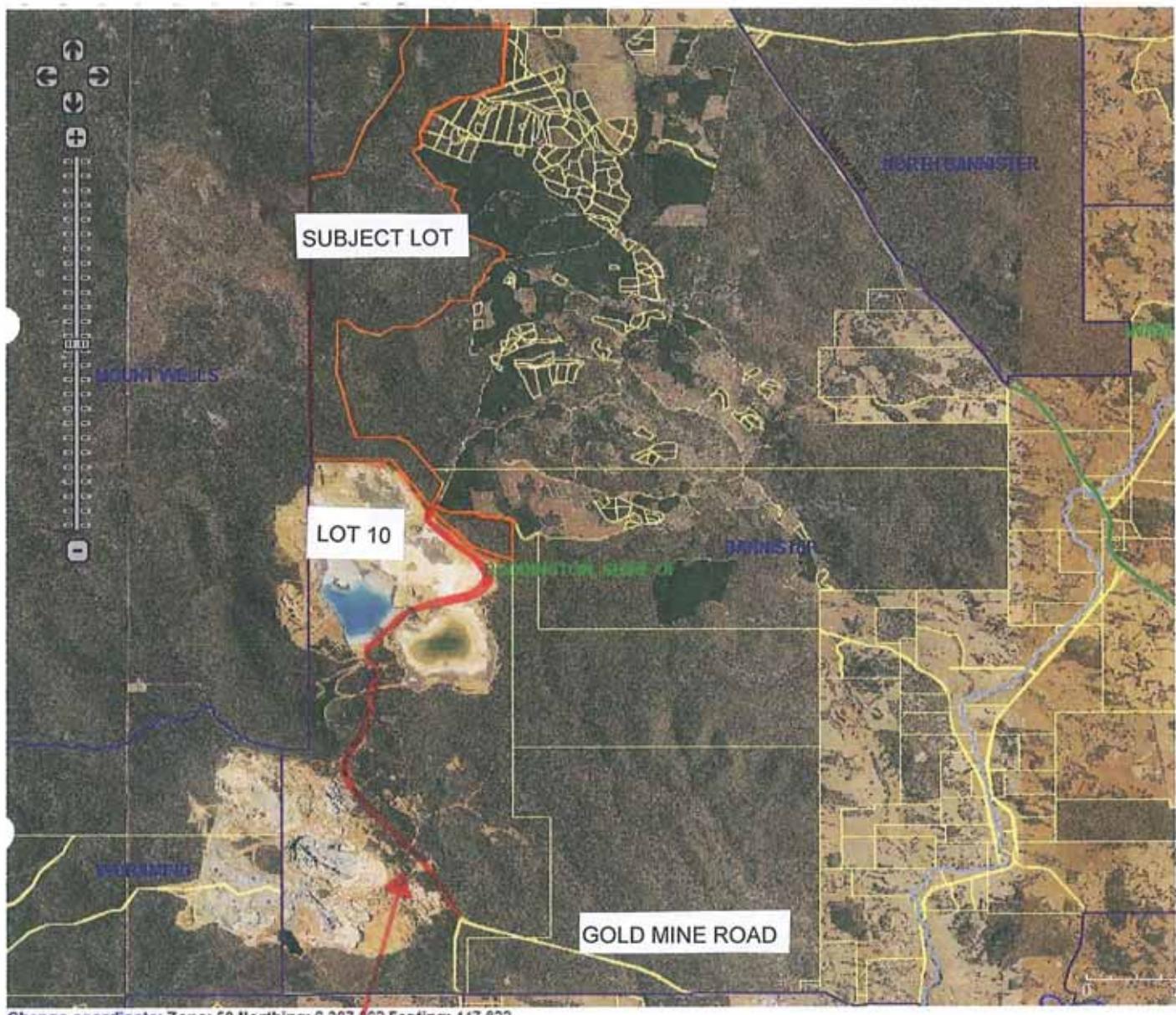
DISTANCES SHOWN TO NEAREST METRE

CHECK TITLE FOR ANY ENCUMBERANCES AREA AND DIMENSIONS ARE SUBJECT TO SURVEY
DIMENSIONS DERIVED FROM CERTIFICATE OF TITLE OR SURVEY PLANALL CADASTRAL INFORMATION SHOWN IS THE RESULT OF THE LOCATION OF LIMITED SURVEY
MARKS AND AS SUCH BOUNDARY LOCATIONS COULD VARY UPON FINAL SURVEY

CLIENT TITLE	NEWMONT ASIA PACIFIC PROPOSED SUBDIVISION LOT 420 on DP 50652 BODDINGTON	SURVEYED COMPUTED	DATE DATE	JOB NO. HORIZONTAL DATUM MGA 94	SCALE VERTICAL DATUM
		SW	12/9/11	FIELD BOOK	LEVEL BOOK
HORIZON SURVEYS LEVEL 1/61 MARLOW ST. WEMBLEY 6014 PH 9387 8226 Fax 9387 8284 Mobile 0407 080 073 Email peter@horizonsurveys.com.au	CHECKED			DRAWING NO. 107311 V1	

WAPC ref: 145317

PROPOSED EASEMENT



Change coordinate: Zone: 50 Northing: 6,387,882 Easting: 447,822

PROPOSED EASEMENT
OVER EXISTING
PRIVATE ROAD



ITEM NO: 9.6

SUBDIVISION TO CREATE 117 LOTS FOR RESIDENTIAL PURPOSE AND 3 LOTS FOR PUBLIC OPEN SPACE: LOT 9099 MANDURAH ROAD, LAKELANDS

WAPC OR COMMITTEE: **Statutory Planning Committee**

REPORTING AGENCY: Department of Planning
REPORTING OFFICER: Planning Manager, Peel Region
AUTHORISING OFFICER: Director, Peel Region
AGENDA PART: G
FILE NO: 146312
DATE: 4 September 2012
ATTACHMENT(S):
1. Location Plan
2. Plan of Subdivision
3. Previously Approved Plan of Subdivision (WAPC ref 137410)
4. Endorsed ODP – Centennial Park
5. Proposed ODP – Lakelands East
REGION SCHEME ZONING: Urban
LOCAL GOVERNMENT: City of Mandurah
LOCAL SCHEME ZONING: Urban Development
LGA RECOMMENDATION(S): Support with Conditions
REGION DESCRIPTOR: Peel
RECEIPT DATE: 26 June 2012
PROCESS DAYS: 73
APPLICATION TYPE: Subdivision
CADASTRAL REFERENCE: Lot 9099 Mandurah Road, Lakelands

RECOMMENDATION:

That the Western Australian Planning Commission resolves to approve the application for subdivision of Lot 9099 Mandurah Road, Lakelands. This decision is valid for four years subject to the following conditions and advice:

CONDITIONS:

- 1. The portion of Lake Valley Drive west of and adjacent to the neighbourhood centre and community purpose site shall be designed to incorporate traffic calming measures to the specification of the City of Mandurah and satisfaction of the Western Australian Planning Commission. (Local Government)*

-
2. *Those lots not fronting an existing road being provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) being constructed and drained at the applicant/owner's cost. As an alternative the WAPC is prepared to accept the applicant/owner paying to the local government the cost of such road works as estimated by the local government subject to the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC.* (Local Government)
 3. *The cul-de-sac heads being designed and constructed to the satisfaction of the local government.* (Local Government)
 4. *Embayment parking bays being designed and constructed as illustrated on the approved plan of subdivision, to the specifications of the City of Mandurah, and to the satisfaction of the Western Australian Planning Commission.* (Local Government)
 5. *A detailed plan demonstrating dual use path/cycleway design to the specifications of the local government is to be submitted and approved prior to the commencement of site works.* (Local Government)
 6. *The dual use path/cycleway as shown on the approved dual use path/cycleway plan being constructed by the applicant/owner.* (Local Government)
 7. *Detailed Area Plans are to be prepared and approved for the lots abutting lane ways or directly abutting public open space.* (Local Government)
 8. *The proposed reserves shown on the approved plan of subdivision being shown on the Deposited Plan as a "Reserve for Recreation" and vested in the Crown under section 152 of the Planning and Development Act, such land to be ceded free of cost and without any payment of compensation by the Crown.*
 9. *The land being graded and stabilised.* (Local Government)
 10. *The land being filled and/or drained.* (Local Government)
 11. *The applicant/owner is to provide a geotechnical report certifying that the land is physically capable of development prior to the commencement of subdivision works.* (Local Government)
 12. *The applicant providing a geotechnical report certifying that any filling or backfilling has been adequately compacted.* (Local Government)
 13. *The applicant is to prepare and implement a Public Open Space Management Plan to the satisfaction of the Western Australian Planning Commission.* (Local Government)

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- 14. An integrated urban water management plan is to be prepared and implemented as part of the subdivisional works. (Local Government)
 - 15. Measures being taken to ensure the identification and protection of any vegetation on the site worthy of retention prior to commencement of site works. (Local Government)
 - 16. A Notification, pursuant to section 165 of the Planning and Development Act is to be placed on the Certificates of Title of the proposed lots advising of the existence of a hazard or other factor. Notice of this notification is to be included on the Deposited Plan. The notification to state as follows:

"This lot is in close proximity to known mosquito breeding areas. The predominant mosquito species is known to carry Ross River Virus and other diseases."
 - 17. Suitable arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to lots shown on the approved plan of subdivision. (Water Corporation)
 - 18. Suitable arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
 - 19. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply service to the lots shown on the approved plan of subdivision. (Western Power)
 - 20. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of suitable easements under the Energy Operators (Powers) Act 1979 for existing and/or future transmission ($\geq 33,000$ Volt) electricity network infrastructure. (Western Power)
 - 21. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the removal, relocation and/or replacement of electricity supply infrastructure, including plant and/or equipment located on or near the lots shown on the approved plan. (Western Power)
 - 22. The transfer of land as a Crown Reserve, free of cost to the Western Power Corporation for the provision of electricity supply infrastructure. (Western Power)

ADVICE:

- 1. With regard to Condition 2, the design of Lake Valley Drive is required to incorporate a central median with a width of three metres.

-
2. *With regard to Condition 3, the cul-de-sac design is required to address all relevant matters, including paving, manoeuvring spaces, lighting, fencing, planting and crossover location.*
 3. *With regard to Condition 5, the detailed plan is to address all relevant matters, including paving, manoeuvring spaces, lighting, and crossover location.*
 4. *With regard to Condition 19, Western Power provides only one point of electricity supply per freehold (green title) lot and requires that any existing overhead consumer service is required to be converted to underground.*
 5. *If an existing aerial electricity cable servicing the land the subject of this approval crosses over a proposed lot boundary as denoted on the approved plan of subdivision satisfactory arrangements will need to be made for the removal and relocation of that cable.*
 6. *The purpose of Condition 20 is to ensure that any existing or proposed development does not interfere with any existing and/or proposed Western Power assets. The applicant is advised to contact Western Power for further information and advice regarding easement requirements. All costs associated with the registration of easements are to be borne by the applicant.*
 7. *With regard to Condition 22 the specific location and area of land required is to be to the satisfaction of the WAPC on the advice of the local government and Western Power.*
 8. *The applicant is advised that the Department of Environment and Conservation has prepared dust control guidelines for development sites, which inter alia, outline the procedures for the preparation of Dust Management Plans for development sites. Further information on the guidelines can be obtained from the Department of Environment and Conservation.*
 9. *The applicant is advised to liaise with the City of Mandurah regarding their subdivision management procedures which will include fauna inspections.*

SUMMARY:

This application is presented to the Statutory Planning Committee as some of the proposed lot sizes do not comply with the relevant residential coding categories shown on the approved Centennial Park (Lakelands) Outline Development Plan (ODP). The application seeks to create 117 residential lots that are consistent with the proposed Lakelands East ODP. The proposed Lakelands East ODP has been granted final approval by the City of Mandurah but has not been referred to the Commission for approval. Approval of the plan of subdivision is recommended, subject to conditions.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation

Section: *Planning and Development Act 2005*
Section 138 - Approval of Commission
Section 143 - How Commission is to deal with plan of Subdivision

Strategic Plan

Strategic Goal: Regulation
Outcomes: Effective, consistent and enforceable regulation
Strategies: Improve, streamline and simplify regulatory processes within a risk based framework

Policy

Number and / or Name: Peel Region Scheme
Liveable Neighbourhoods

INTRODUCTION:

The subject site is located within the City of Mandurah and is bordered by Mandjoogoordap Drive to the east, the Perth-Mandurah railway reservation to the west and Paganoni Lake to the north (**Attachment 1** - Location Plan).

It is proposed to subdivide 10.5 hectares of a 118 hectare lot (Lot 9099) to create 117 single residential lots ranging in size from 240m² to 846m². Three public open space (POS) reserves with areas of 1,940m², 2656m² and 3,036m² are also proposed (**Attachment 2** – Plan of Subdivision).

In January 2009, the Commission granted conditional approval to a plan of subdivision over the subject site (WAPC Ref: 137410). A revised plan of subdivision was approved in August 2010 subject to the same terms and conditions as the conditional approval issued in January 2009. This plan of subdivision proposed to create 99 residential lots ranging in size from 400m² to 813m² and three POS reserves (**Attachment 3** - Previously Approved Plan of Subdivision).

The proposed residential densities have been increased and are inconsistent with the approved ODP. The proposed width of the Lake Valley Drive road reserve is 21.5 metres, with an indicative road cross section that is inconsistent with the recommendations of Liveable Neighbourhoods. These matters are discussed in more detail later in the report.

CONSULTATION:

The City of Mandurah supports the application, subject to conditions. Of particular note, the City requested the Lake Valley Drive road reserve be increased to a width of 23 metres. However, subject to the design of Lake Valley Drive incorporating a central median, the City is agreeable to the proposed road reserve width of 21.5 metres.

The Water Corporation and Western Power raise no objections to the application, subject to conditions.

COMMENTS:

The subject site is zoned ‘Urban’ under the Peel Region Scheme and ‘Urban Development’ under the City of Mandurah Town Planning Scheme No 3 (TPS3).

Clause 4.9.2.1 of TPS3 states that where an ODP and technical guidelines have been adopted by the Council and approved by the WAPC, development shall be in accordance with the land use intentions and/or zoning pattern specified by the outline development plan.

In this respect, the WAPC approved the Centennial Park ODP in July 2001. The Centennial Park ODP identifies the subject area as ‘Residential’ with densities of R20 and R25 (**Attachment 4** – Centennial Park ODP).

Proposed Lakelands East ODP

The proposed Lakelands East ODP (**Attachment 5**) was granted final approval by the Council at its meeting in August 2012 subject to minor modifications. The lot layout of the plan of subdivision is generally consistent with the proposed ODP. The proposed ODP will be forwarded to the Department of Planning for WAPC approval soon.

Density

The proposed residential densities range from R20 to R40 and are consistent with the proposed Lakelands East ODP. This density range is an increase from the R20 to R25 density range identified for this area on the Centennial Park ODP. The higher density lots proposed by the plan of subdivision are generally located adjacent to the neighbourhood centre and/or POS. The locations of the higher residential densities are consistent with Liveable Neighbourhoods principles.

The location of the subdivision area is separated from existing developed areas of Lakelands by the railway reserve and Paganoni and Black Swan Lakes. Changes in density are not expected to result in any adverse impacts on amenity.

Lake Valley Drive

The alignment of the east-west neighbourhood connector road (Lake Valley Drive) proposed by the subdivision is consistent with the Centennial Park ODP and the draft ODP. The subject portion of Lake Valley Drive runs along the southern boundary of the subdivision area and has a proposed road reserve width of 21.5 metres.

Traffic modelling information submitted with the draft ODP estimates this portion of Lake Valley Drive will carry 5,310 - 6,180 vehicles per day. Liveable Neighbourhoods recommends roads with traffic volumes between 3,000 and 7,000 vehicles per day should be designed as a Neighbourhood Connector A with a road with a reservation width of up to 24.4 metres.

The proposed road reserve width is consistent with the previously approved plan of subdivision. However, as a result of the proposed increase in residential density, parallel verge parking is proposed on both sides of the road. The subject portion of Lake Valley Drive abuts the proposed neighbourhood centre, community purpose site and large area of POS. This will increase pedestrian activity in this area and there is a need to safely accommodate vehicle and pedestrian movement.

The proponent has provided an indicative road cross section for this portion of Lake Valley Drive which provides a single undivided carriageway of 7.4 metres. Due to the level of traffic and the anticipated pedestrian activity, a central median is considered to be an important component of the design of Lake Valley Drive to control vehicle speed, provide for turning movements and pedestrian refuges. With modification the proposed road reserve width of 21.5 metres is sufficient to facilitate the dual carriage way, central median as well as verge parking and dual use paths in both road verges. This road reserve and modified road cross section would be consistent with the principles of Liveable Neighbourhoods.

The City and proponents have confirmed that they are supportive of the proposed 21.5 metre road reserve subject to modified road cross section. The proponent will liaise with the City to prepare the appropriate road design.

Internal Road Network

The internal road network proposed by the subdivision is generally consistent with the network proposed by the Centennial Park ODP. Some improvements have been made to the layout including the addition of a neighbourhood connector on the eastern edge of the subdivision area, to assist in the dispersal of traffic from lots to the north of the subject site.

Public Open Space

The proponent proposes to cede approximately 7,660m² of land for POS as part of the subdivision. The previous plan of subdivision granted conditional approval to three POS lots with a total area of 8,405m². The locations of the POS areas are consistent with the previously approved plan of subdivision and the locations of POS areas 1 and 3 are consistent with the current approved Centennial Park ODP. An updated POS schedule was provided with the proposed ODP which included a minor reallocation of POS within the ODP area. The revised location and configuration of POS is consistent the proposed ODP and Liveable Neighbourhood principles.

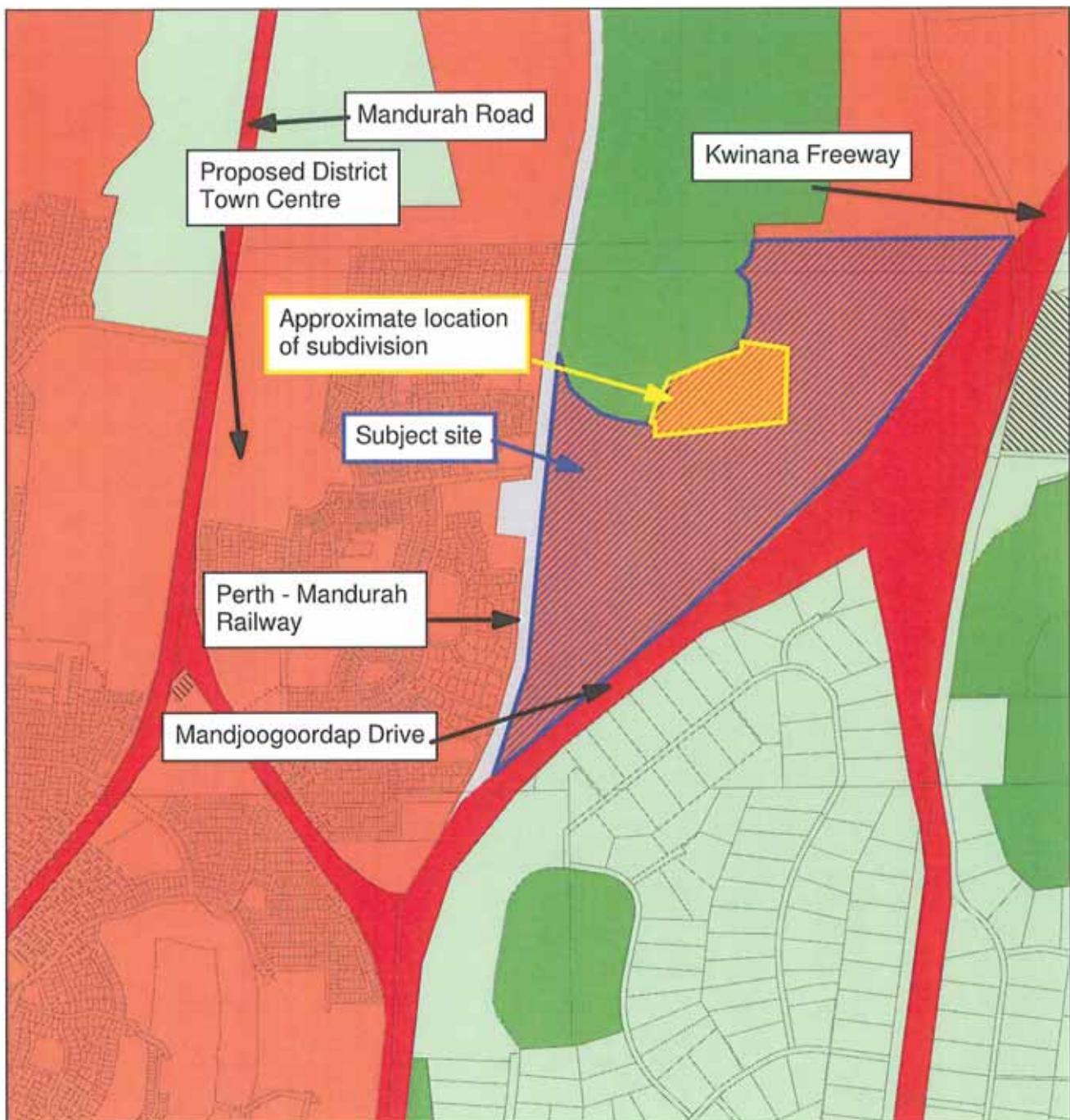
Other Considerations

The proposed ODP includes a provision that requires the preparation of a wildlife relocation plan. The portion of the site that is being subdivided for residential lots is parkland cleared and forms only a small portion of land to be developed under the proposed ODP. The City has advised that a formal wildlife relocation plan is not necessary and that fauna inspections are required as part of the City's general subdivision management practises. An advice note will be included advising the applicant liaise with the City regarding subdivision management practises.

As part of Council's consideration of the proposed ODP, the Council required a notation be added to the ODP requiring traffic calming measures be included in the design of Lake Valley Drive west of and adjacent to the neighbourhood centre and community purpose site. A condition to this effect has been added to the recommendation.

CONCLUSION:

The proposed residential densities are consistent with the proposed Lakelands East ODP, Liveable Neighbourhoods and will not have an adverse impact on any existing residents. It is recommended that the subdivision be approved, subject to conditions.



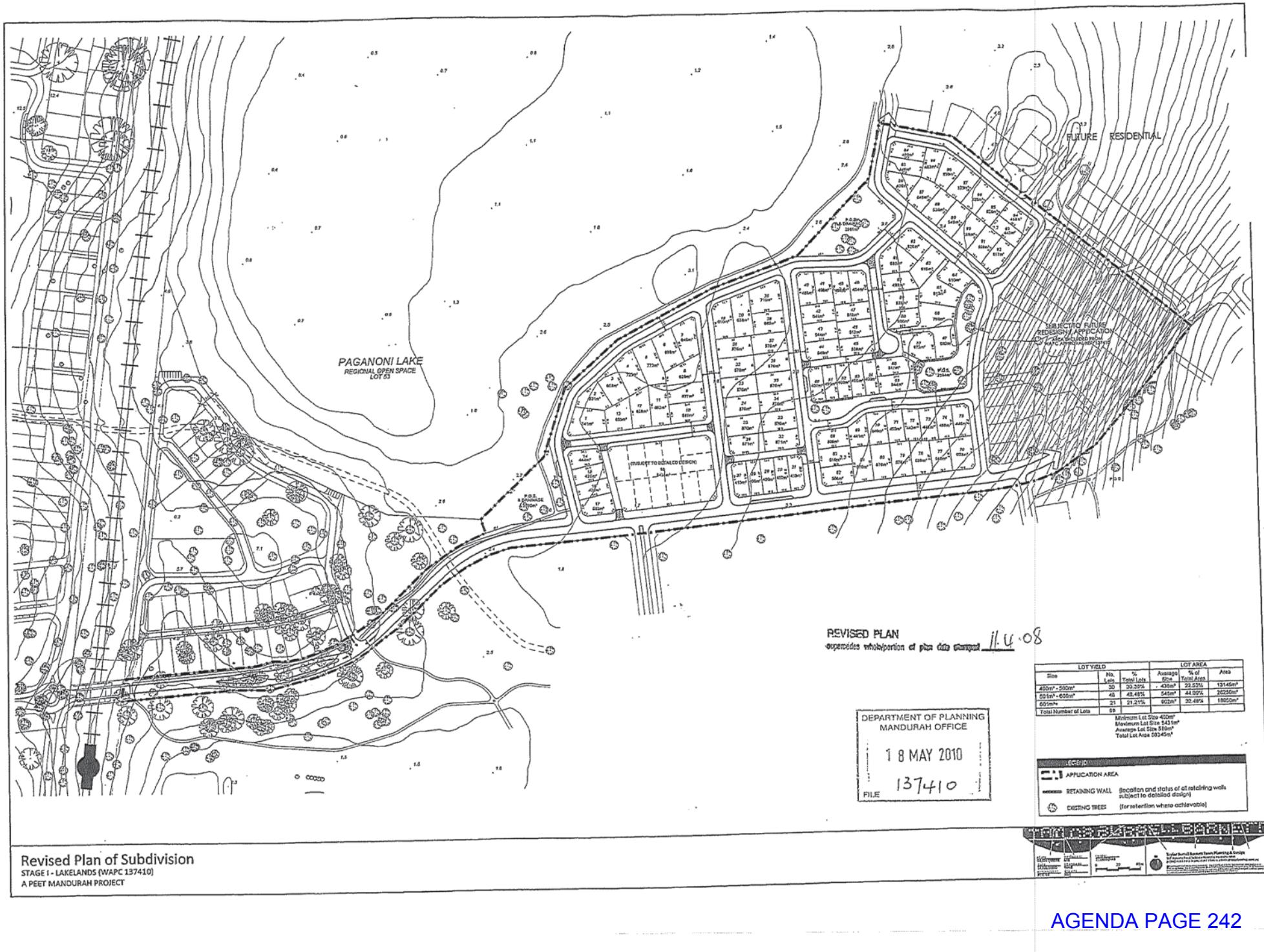


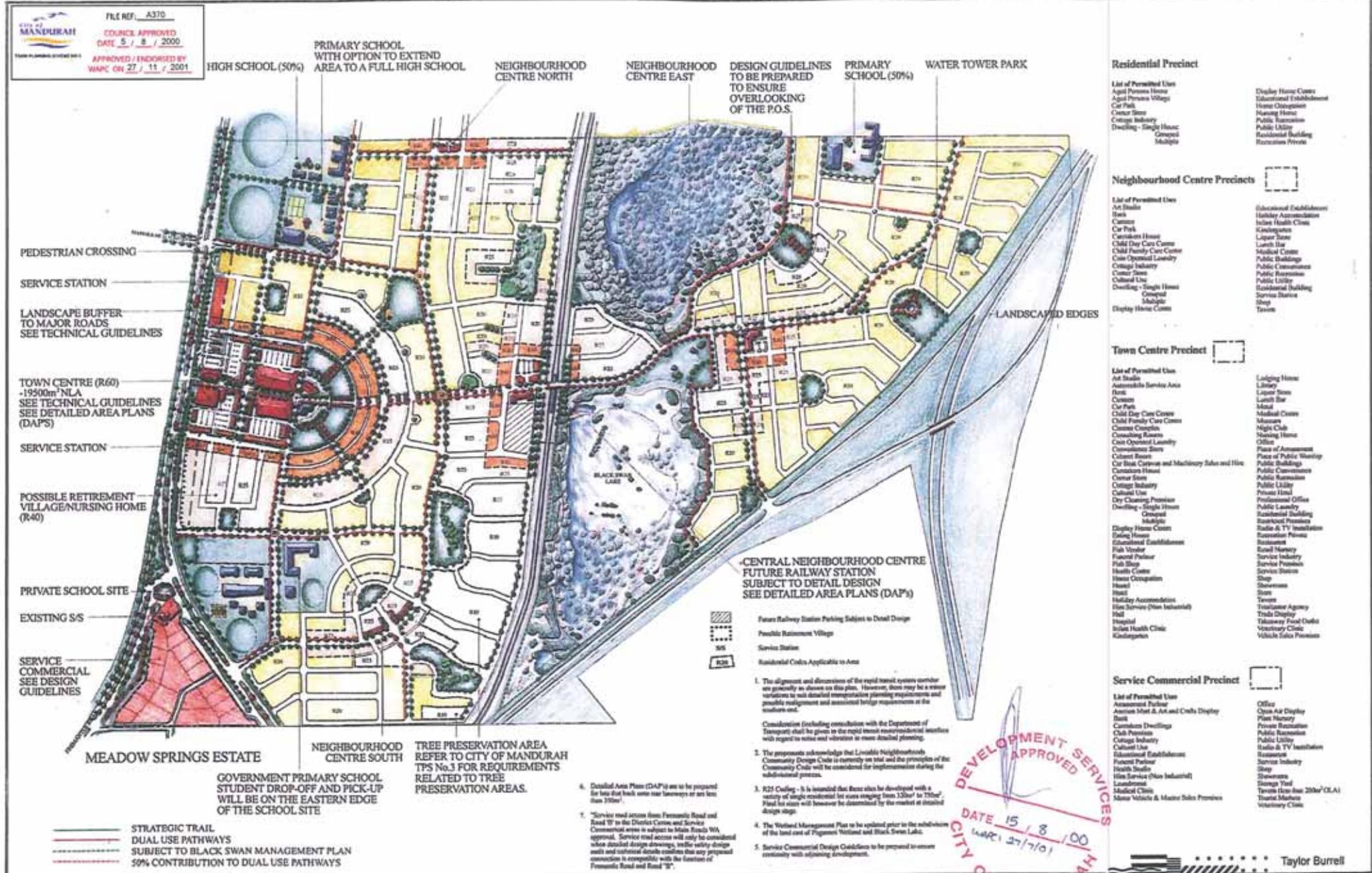
Plan of Subdivision

LOT 9099 MANDURAH ROAD, LAKELANDS - STAGE
A PEET MANDURAH SYNDICATE PROJECT

AGENDA PAGE 241

AGENDA PAGE 241





CENTENNIAL PARK ESTATE OUTLINE DEVELOPMENT PLAN

CLIENT: Pest Centennial
PLAN NO: 93/7941A
DATE: October 2001
SCALE: NTS



AGENDA PAGE 243



LAKELANDS OUTLINE DEVELOPMENT PLAN
Lakelands East Revised ODD
A Future Limited Project

20 40 60 100m
c. 1:60000 WA
at Nov 2011
ji-06/017

